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QUARTERLY

ISSUE THIRTY-SIX
AUTUMN 2018
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Sadiq Khan | Jo Negrini | Hilson Moran
London Bridge Station





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Front cover

Sadiq Khan, by Grant Smith



It's been a season of honours.

Sadiq Khan, Mayor of London, honoured the New London Awards with his presence, giving a keynote address where he promoted 'using good architecture and planning to make a real difference to Londoners' and handing out what has become one of the premier set of prizes in the industry. Good design must be the rule, he said, and not the exception, and London's greatest asset – its diversity – must be retained, enhanced and celebrated. Later, the Mayor gave us some time to pose for our cover and answer some of our questions on diversity, design, 'good growth' and other matters.

At the same event, Croydon's Jo Negrini accepted the honour of being presented – like Zaha Hadid, Sadie Morgan, Tony Pidgley and Roger Madelin before her – with the New Londoner of the Year award. Public service-driven Negrini talked through her time so far as chief executive of the quickly changing borough and its role within the city she loves – 'a place of different identities' (and opportunities) – in a profile piece in this issue.

The backers of London Bridge Station, one of the most transformative pieces of infrastructure – and public realm – walked off with the overall prize at the very same

awards, the Grimshaw-designed project being the subject of our building review this time. The same practice has designed how much of the Elizabeth line looks underground and talks through the design in our update feature, even if this city-changing project is now far less on track.

And Dame Vivian Hunt gave the Honor Chapman Memorial lecture, emphasising what London must do if it is to avoid the worst of whatever form of Brexit the city is asked to deal with, principally through keeping diversity as one of its main watchwords.

Elsewhere, we talk to Hilson Moran as the recipient of another honour: 'Top of their Game', broadly for the engineer's work in wellbeing, making buildings work across the capital, and helping to create innovative projects from the Royal Albert Docks to the next World Cup stadiums in Qatar. And Arney Fender Katsalidis waxes lyrical on what a more Liveable London might look like as it grows its offering both here and in Canada. Sadly, the quarter has seen more than its fair share of losses to the sector, including Alan Davidson of Hayes Davidson, and we include an obituary of the visionary visualiser who felt honoured to help shape the capital from the virtual into the real. Enjoy the issue!

David Taylor, Editor

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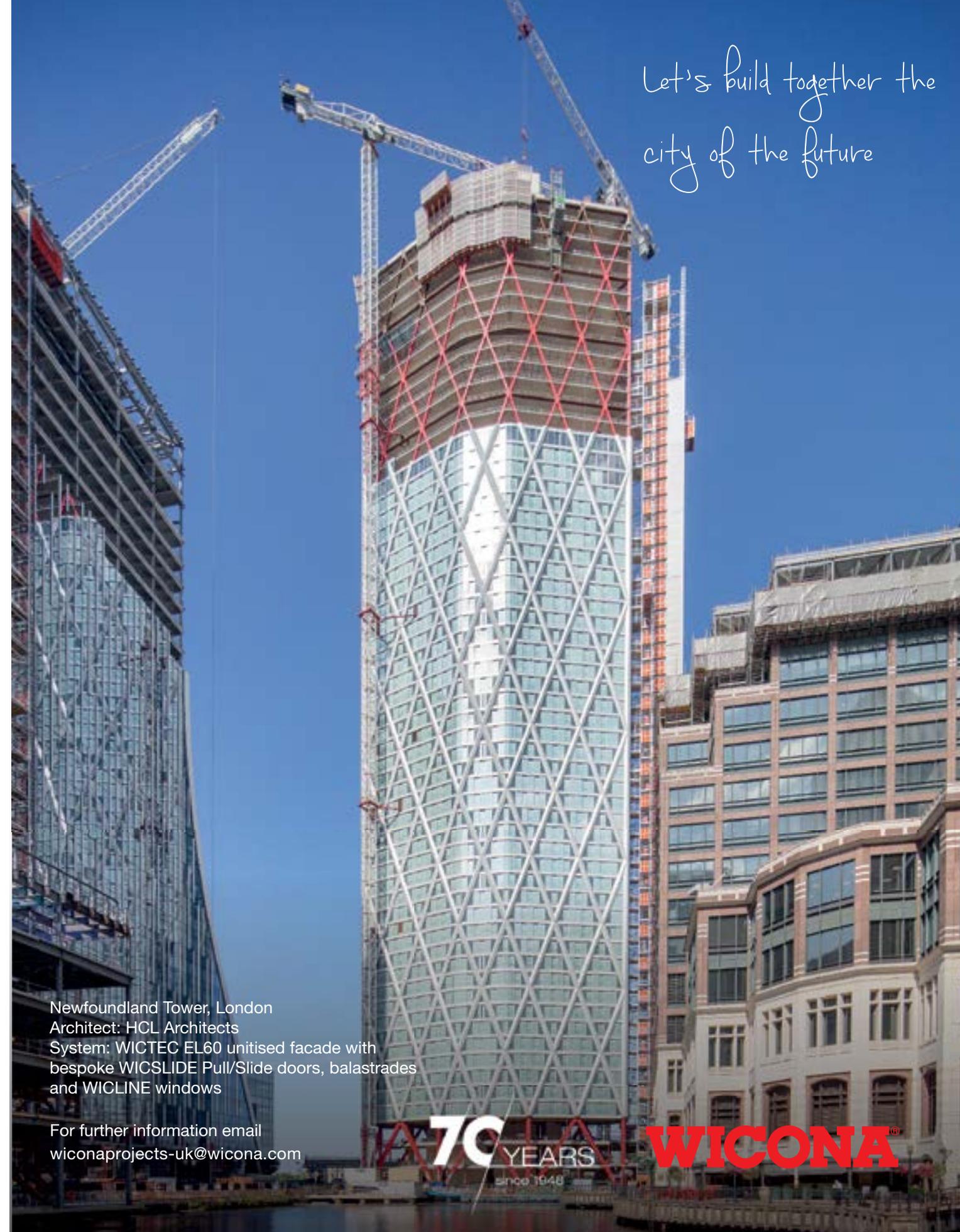
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Catalyst Housing's Sue Cooper on Southall

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THE QUARTER

A quick compendium of the more important stories affecting London development over the last few months

Buildings

Coal Drops Yard, designed by Thomas Heatherwick, is set to open to the public on Friday 26 October. Argent announced a number of new brands as part of the mix of 50 stores, restaurants and cafés, including Paul Smith, Studio One Twenty, The Sports Edit, Twiin and Outsiders Store (pictured). Argent Related, meanwhile, submitted plans to redevelop central **Tottenham Hale** (pictured). The application encompasses five pieces of land, with six buildings delivering 1,036 new homes, 15 retail spaces, co-working and office space, a health centre and open space, created by practices AHMM, Alison Brooks Architects, Pollard Thomas Edwards and Grant Associates. **The Elizabeth line** will now open next autumn after its backers Crossrail Ltd admitted it is also £600m over budget. Property developers Lamington Group and HUT Architecture secured planning permission and listed building consent to redevelop and refurbish a Grade II listed building at **41 Ifley Road**, Hammersmith, into nearly 7,000 sq ft of Grade A office accommodation (pictured). Tishman Speyer relaunched its DSDHA-designed Smithson Plaza project, even inviting original photographer Michael Carapetian back to retake images of the reworked former **Economist Plaza** scheme (pictured). The scheme also said it had made its first – undisclosed – lettings on the 12th, 13th and 14th floors of the Smithson Tower. London Mayor Sadiq Khan resolved to grant permission for the construction of 441 homes on the site of a former Citroën garage in Brentford, after having called

in the scheme. LB Hounslow refused the original application on grounds of causing harm to heritage including Kew Gardens and a formerly ‘heavy reliance’ on one and two-bedroomed units. Peabody appointed a consortium headed by LDA Design to set out a landscape-led vision for the regeneration of **Thamesmead** in south east London. The consortium includes: SNC Lavalin/Atkins, Land Management Services, Green Infrastructure Consultancy, Vivid Economics, Robert Bray Associates and architects Project Orange. AQSO Arquitectos has revealed its designs (pictured) for the **Shoreditch Hotel**, a mixed-use building including hotel, cinema and retail. JAA floated its vision to create a Grenfell Tower memorial, cladding the building in black concrete panels and creating a 25th-floor roof garden and terrace. Bennetts Associates’ 12-storey mixed-use plans for the ‘Ugly Brown Building’ – a former Royal Mail complex owned by Ted Baker near King’s Cross in Camden – were approved by the local authority’s planning committee.

People

Alan Jones was elected as next RIBA president and takes over from Ben Derbyshire next September. Jones won with 52 per cent of the votes against Elsie Owusu and Philip Allsopp. **Alan Davidson**, the pioneering founder of visualisation firm Hayes Davidson, died aged 58 after contracting Motor Neurone Disease in 2012 (see obit, page 62). **Florian Beigel**, director of the Architecture Research Unit and Professor of Architecture at London Metropolitan University, died aged 76. **MJ Long** of Long and Kentish died; born in the USA in 1939, she worked with Colin St John Wilson from 1965 to 1996, was an academic and lecturer of repute and is a former chair of CABE’s design review panel. **Charles Saumarez Smith** announced he will step down as secretary and chief executive of the Royal Academy at the end of this year. He will be taking up a new role as senior director at contemporary art gallery Blain | Southern.

Companies/competitions

HALO – a model for growing a healthy infrastructure by **Bradley Murphy Design**, delivered in collaboration with John Thompson Partnership, Peter Brett Associates and Sebastien Boyesen – was judged the winner of the international design competition for the first Garden City of the 21st century at Ebbsfleet. The **GLA** announced a 29-strong list of successful bidders for London Development Panel 2 membership. The list includes Bellway, Barratt, Berkeley Group, Lendlease, Peabody, Hadley Property Group, Quintain, Swan Igloo Consortium and U+I. Supermarket firm **Lidl** announced it was planning to build more than 3,000 homes in a bid to cement planning permission for new stores. The German discount retailer also revealed it is building a primary school above a new store in Richmond. **Barr Gazetas** was commissioned alongside Skypoints to identify vertiports – cargo and passenger drone landing spots across London. **Moorfields Eye Hospital** shortlisted five in the competition to create a new eye-care, research and educational facility at St Pancras Hospital. The list is: AECOM with White Arkitekter AB and Penoyre & Prasad; Bennetts Associates with Reiach & Hall, Buro Happold Engineering and Gustafson Porter + Bowman; Hopkins Architects with Arup and Todd Longstaffe-Gowan; Rogers Stirk Harbour + Partners with Stantec, Arup, Gillespies, Speirs + Major and T Projects; and Ryder Architecture with Hawkins/Brown Architects, Spacehub Design, Hoare Lea, Rider Levett Bucknall UK and Ramboll UK.

Reports

The **CPRE** reported that 460,000 houses are being planned for land that will be released from the Green Belt, while the percentage of ‘affordable’ homes built continues to fall. The statistics were revealed in the CPRE’s ‘State of the Green Belt’ report, which said that last year 72 per cent of homes built on greenfield land within the Green Belt were unaffordable by the Government’s definition.



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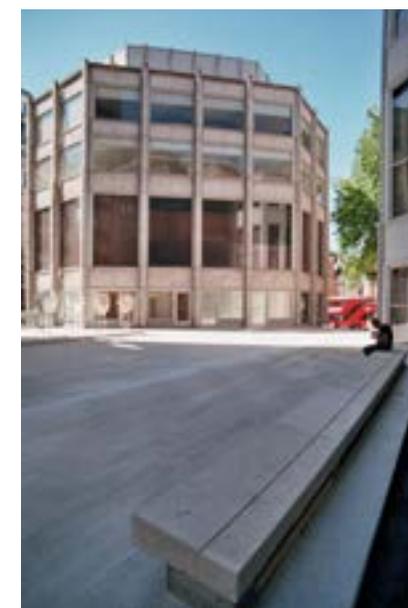
HUT Architecture’s 41 Ifley Road



Argent Related’s Tottenham Hale



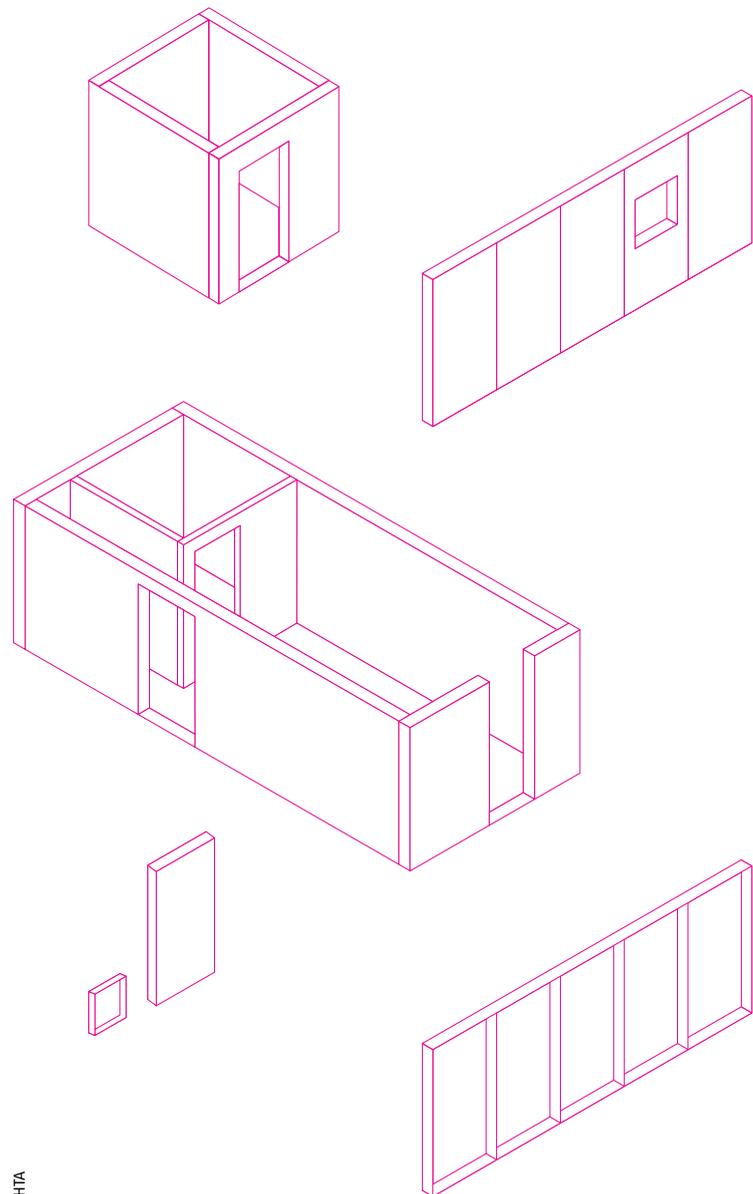
AQSO Arquitectos’ Shoreditch Hotel



The reworked former Economist Plaza scheme

VIEWPOINT

In advance of NLA's new research on off-site, we ask: is factory-made housing a solution for London?



Linda Thiel
Partner,
White Arkitekter

I believe there is a huge potential in factory made homes. Off-site manufactured residential projects have been mainstream in Sweden for decades, and even historically in London. If you get everything from the design to the supply-chain in place it is proven faster and cheaper.

The lessons learned are that the quality of the buildings is of importance, high quality architecture is key to the creation of a successful place and neighbourhood. The savings made when producing factory-made homes should be re-invested in the place, the public realm and communal areas.

There is a risk, as efficiency and speed of the projects increases, quality will be lost. We need therefore to ensure that we don't lose focus on quality and creating a good place. It would be a huge failure if speed and productivity leave us with poor quality buildings and homes and no investment in public realm. We made too many mistakes in the 70s that we cannot afford to make today.

I believe it is a great challenge for architects to design good off-site manufactured buildings where the potential for repetition compared to bespoke, traditional built projects risks creating dull repetitive environments.

We should never rely on a system only, but we should always seek to find the aspects where we can add value and give the buildings a strong identity, this is true of larger scale regeneration as well as small scale development.



Andrew Waugh
Director,
Waugh Thistleton
Architects

We desperately need to modernise our construction industry and this needs to be architecturally led. We have built buildings in pretty much the same way for the last 60 years. If you compare our industry with other methods of manufacturing, the lack of improvement in productivity, innovation and quality is woeful. We all know that we are desperately short of new housing. We do not have the workforce and we cannot afford to build the houses we need. I worry that this will result in the poor solutions adopted in the 60s and 70s of high numbers of low-quality high-rise.

We need to consider the environmental impact both in terms of climate change and the direct local impact of construction. Building large in-situ concrete frame and brick buildings is dusty, dirty and noisy. We have continuous streams of cement trucks pouring through our cities and our countryside is spoilt with the vast amounts of landfill from the waste of these inefficient processes.

Factory-made housing is the answer to the quantum of quality housing our society needs. This revolution in construction needs to be led by design and driven by architects. This is currently sadly not the case.



Dr Riette Oosthuizen
Partner,
HTA Design

The benefits of factory-made housing are plentiful: reduced environmental impact, quick construction and less disruption. But, its success depends on economies of scale and a reliable supply chain.

To reap the full benefits of factory-made housing, product requirements need to be embedded in the design process from the beginning. Buildings built through off-site manufacturing are getting taller, posing new design challenges. Equally, factory-made housing is well suited to smaller scale projects: constrained pockets of unbuilt land within already built up areas.

Policy changes in the National Planning Policy Framework and the draft new London Plan put emphasis on housing delivered through small sites and rooftops. The potential for more homes within London's well connected suburban areas and its rooftops are substantial; ideal sites for factory-made housing.

The scalability of a factory-made housing solution across a range of small sites would depend on a supply chain that is ready to support it and design codes to support a product that could be adjusted according to site circumstances. SME developers are struggling to build up relationships with manufacturers that could support a slow starting business model; albeit with huge potential.



Shaun Tate
Director,
high-rise solutions,
Mace Group

London's construction sector needs to improve drastically – 15 per cent of materials delivered to traditionally built projects are wasted, 70 per cent of projects are finished late, and unnecessary costs are incurred as a result of snags and defects. Business as usual is not sustainable in the long term, particularly as we try to meet the pent-up demand for more homes in the capital.

For the past two years I've led a project to deliver two residential towers in East Village, Stratford, using an on-site 'factory' that utilises modules and structural components manufactured off-site. Utilising just-in-time logistics and an innovative lifting approach without tower cranes, we've been able to complete floors – including structure, cladding, bathrooms, utility cupboards, vertical service risers and horizontal service modules – in just five and a half days. The 'Rising Factory' method has allowed us to reduce lorry movements by 40 per cent and produce 75 per cent less waste.

By using innovative approaches, we can increase the delivery of new homes and do so faster, safer, more predictably and at a better quality. But to do so we need London's developers and funding partners to embrace new ways of thinking. If they do then Londoners will reap the benefits.



Jeff Endean
Housing strategy
and programmes
team manager,
LB Lewisham

The scale of the housing problem in London means that no single solution will be enough. However, in Lewisham we have seen the impact that high-quality homes, built in a factory and assembled on site, can have as part of a wider strategy.

Our award-winning PLACE/Ladywell project has directed the speed and efficiency of factory-built housing towards providing security and certainty for homeless families. This was an innovative prototyping project and we have learned a lot from its delivery, particularly how highly valued the homes have been by their residents.

In Lewisham we will deliver 1,000 social homes in the next four years, and many more in the years beyond. This is an ambition we share with most London boroughs. We know that delivery at this scale will rely on modernisation in the construction sector, which we therefore need to support through our practice and plans.

Supported by GLA Innovation Funding, we are launching the procurement of three more factory-built developments this year. Having talked to manufacturers about our plans, the appetite for partnerships with the public sector is clear. The exciting 'PLACE' collaboration of London boroughs, sponsored by London Councils, shows that Councils share this appetite too.

London needs more genuinely affordable homes and factory-made housing is emerging as one of the most likely methods available to us in achieving that.



Sally Lewis
Director,
Stitch Studio

Our projects for Brick by Brick in Croydon are proof that there's a place for off-site construction everywhere, even in crevice-like backland sites requiring entirely bespoke design solutions. Uniquely crafted to optimise each site's capacity for new homes, these projects are now on site using panelised construction: proof that 'factory-made' doesn't necessarily suggest 'cookie-cutter'. This leads us to envisage a future where factory bespoke structures are so familiar and accessible in procurement that SME contractors can deliver the missing piece of London's housing potential – small infill developments, self-build initiatives, even residential extensions and densification of existing neighbourhoods.

Factory-made housing is still subject to the wider problems of housing delivery – land issues, planning risk, market affordability, however in procurement and delivery it can offer real benefits in quality and programme. But where does design sit in this story? As demonstrated in recent projects across London, factory-made solutions go hand in hand with design innovation, whether infill or high rise. Now is the time to champion design-led factory-made housing for London.



Kevin Gray
Director,
FORMwork

The answer from my point of view is, unequivocally, yes. Others have very eloquently made a case based on need and the evidence speaks for itself. I see the issue for London, and the UK more widely, being 'how do we provide factory-made housing as a solution'. How do we provide the required variety of high-quality housing in the right place, for the number of people who need it? How do we encourage and incentivise organisations to commission, design and produce better housing, faster? How do we ensure the required investment in research and development is promoted? We are essentially talking about a revolution in the construction industry and the way we all collaborate to make housing, but also a cultural shift. The earliest evidence of 'factory-made housing' I can find, and I would love to find earlier examples, is from 1624 when panelised wooden houses were shipped to Cape Ann in Massachusetts to house a fishing fleet. Since the mid 1850s, hundreds of up-front designed and engineered, factory-made housing products have been delivered. The ability to conceive of and make houses in this way based on specific demands is nothing new. I don't see the problems being technological ones. The wider construction industry and manufacturers in many other countries have been successfully producing objects much larger and more complex than a house for decades. In London and the UK, issues of demand, quality, scale, cost, development economics and political will are just some of the problems to be tackled. Whereas in every other aspect of modern production, factory-centred design and manufacture dominates, we still haven't managed to develop a solution to that most important and fundamental human need: our home.



John Synnuck
Chief executive,
Swan Housing

I am convinced that modular construction can play a major part in delivering more homes, more quickly for London due to the design flexibility, high quality as well as the time and cost savings achievable.

At Swan's own modular factory, we have adopted a volumetric approach using cross-laminated timber, which enables us to precision-engineer homes more efficiently in a high-quality factory setting. Using modular means, we will build homes in 50 per cent of the time of traditional construction, with around 10 per cent cost savings. With the ability to build up to 12 storeys and the opportunity to deliver fully fitted-out homes to site, the constraints of building in London can be overcome, unlocking sites and delivering homes.

Take Watts Grove in Tower Hamlets. With our partners, we are delivering much-needed affordable homes to a borough with great housing need. Modular construction has unlocked a long vacant site, setting a new standard for affordable housing in London, and allowed us to develop the UK's first ever mid-rise CTL modular scheme. These homes are more sustainable and will be installed with less disruption to residents and will support UK manufacturing.



Anna Reiter
Managing Director,
Tyréns UK

I think the question is not whether factory-made housing is appropriate for London, but rather what and how. The concept of factory-made housing per se (or pre-fabricated kit) is something that has been around for a long time. Look at the 1960s in the US with early thinking around post-war masterplanned communities, which tested utopic ideals in residential pre-fab. Failure was less about off-site fabrication, and more about urbanism, lifestyle and infrastructure. Or one could be more cynical and talk about factory-housing in say, the context of Soviet and Chinese history.

The fabrication techniques and materials we are looking at today for factory-made housing draw on industries such as aviation, aerospace and shipping, and have been around for a while. I think the more interesting question facing London is around enabling infrastructure. Traditional brick and mortar construction will be displaced by new fabrication techniques, and analogue construction systems will be displaced by automation.

There is no reason Microsoft's Smart Home prototype, for instance, cannot be fabricated and commissioned off-site and then just plugged in. If the price-point moves and the enabling technology works, so will the industry. With the trend towards shared economy we are seeing in cities, attitudes towards housing are likely to change too. In the future you might own or rent your customised home/pod OS, and move it to where you want or need to live, and plug it in.

The question I would pose, therefore, is what does the enabling infrastructure of the future look like for a site that can accommodate pre-fabricated, mobile or stacking pods? The ICT network of the future is going to be quite important, as well as re-defining business models for utilities and service delivery.



Björn Conway
Chief executive,
Ilke Homes

London is in the midst of a housing shortage where too few homes are being built to meet growing demand. Housebuilders and developers using traditional methods are projected to deliver only half of the number of properties required to meet the 66,000 homes-a-year target set by Mayor Sadiq Khan in 2017. Leading the way as one of the only viable solutions to meet the current shortfall, factory-made housing is gaining real momentum in the capital by supporting established housebuilders to deliver much-needed housing.

Housebuilders like Ilke Homes are creating homes off-site and can support developers by installing a typical 50-unit development in half the time of a traditional site. This could lead to regeneration projects that typically span 10-15 years being completed within five years – minimising disruption for the communities affected. A challenge for London developments is that often homes need to be delivered on compromised and infill sites. Given modular homes can be manufactured off-site, a lot of the headache of working on compromised sites, such as infill sites, is reduced. Looking forward, to unlock the necessary land to meet the rising housing demand, it's imperative that we as an industry make the most of all available land assets in the city despite the challenges and site constraints.

WHAT THEY SAID

Some of the best quotes and facts from NLA speakers and via hashtags across the twittersphere

#spiritland

‘I can only remember camels’

Tom Dixon on his early Tunisian background

‘He was pretty catatonic’

Peter Murray on once meeting Jimi Hendrix, post-gig

‘I was sold on the idea that there was a community here. I didn’t believe it, but I’ve discovered it’

Tom Dixon on King’s Cross

#NLATransport

‘Cooooool! A lido on the Thames!’

Sarah McCready of Healthy New Towns on #barkingriverside’s ambitious plans for healthy neighbourhoods

‘We need to make more noise about our Quietways’

Deputy mayor for transport Heidi Alexander

‘In New York, cyclists handed out “don’t be a jerk” cards to others who jump the lights’

Heidi Alexander

‘There is just not enough room for people on foot’

The City’s Iain Simmons on Bank and the wider Square Mile

‘I do believe the biggest cost to our society is our citizens’ health. We have a burden we simply can’t afford’

Brompton’s Will Butler-Adams on the need to up exercise levels, partially through cycling more

#NLAPlanning

‘It’s a slight red herring that if we just build beautiful we will be able to build more’

Max Camplin, becg

‘Because politicians are weak, they don’t feel they can have difficult discussions about things like Green Belt’

Alexander Jan, Arup

#IsleofdogsOL

‘It’s what happens behind the bricks – it’s getting that right that is important’

Tower Hamlets mayor John Biggs on the tensions of growth and ultra-high density



#NLAwork

‘Data may be the new oil, but talent is the tanker’

A slide from CBRE’s Muriel Altunaga Aguirre

‘We’re trying to delete the word tenant. Yes, we are owners, but we are service providers’

Jon Allgood of The Crown Estate

‘Wellness is not the absence of illness; it’s about creating spaces of positivity & beauty’

Elementa’s Nathan Millar

‘We modelled the hell out of it’

Joe Morris, Morris + Company, on the R7 building in King’s Cross

‘We’ve pretty much waged war on the sedentary lifestyle’

Sherin Aminossehe on Lendlease’s approach to wellbeing in its own properties

‘How we spend our days is really how we spend our lives’

Lendlease’s Sherin Aminossehe

#APPG

‘We must build houses on “non-green” parts of the Green Belt. Scrappy plots of land surrounded by railway are not attractive and must be used for houses that young people can buy so that 1 million families can have the housing they are so desperate for.’

Siobhain McDonagh MP

#NLAGrosvenor

‘We think a lot about place; it’s very much at the top of our agenda at the moment. And most, in fact all great places have heritage at their core’

Historic England’s Emily Gee

‘I remain endlessly optimistic in a kind of pessimistic way’

Tony Travers on his failure, so far, to convince Government to let London use the finances it raises

#NLASustainability

‘We need to break down silos between health, education & recreation so funding for parks increases. Government is waking up to the fact that funding is all about rural & not urban – but there must be urban funding in the environment.’

Tony Leach @ParksforLondon

‘London’s public green spaces have a gross asset value in excess of £91 billion, providing services valued at £5 billion a year. For each £1 spent, Londoners enjoy £27 in value.’

Lucy Owen, GLA

#NLAwards2018

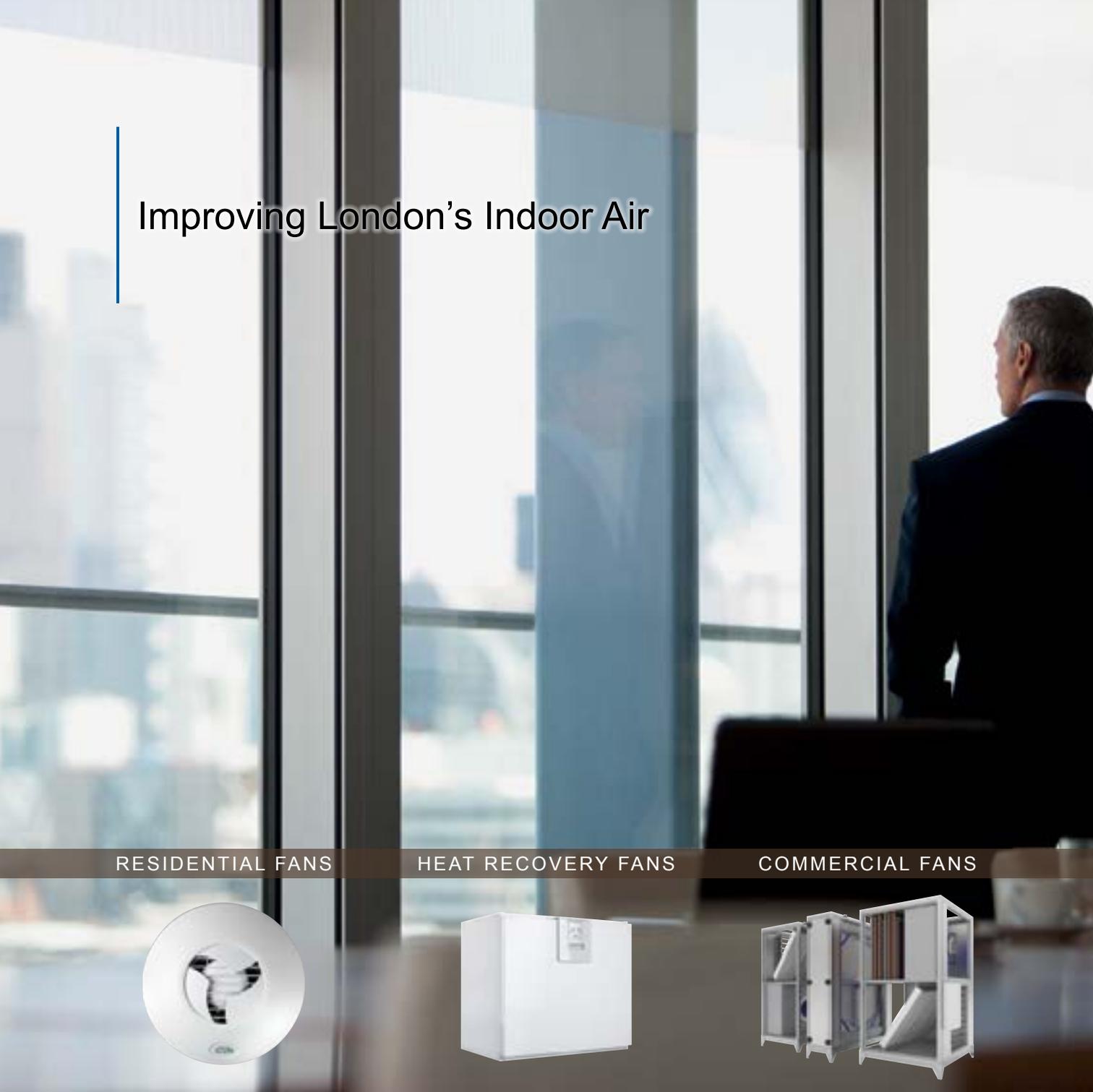
‘Good to join over 700 of London’s leading design, planning and construction professionals today for the #NLAwards2018, announcing the winner of the @nlalondon Mayor’s Prize – Kings Crescent Estate, N4 by Karakusevic Carson Architects, @HenleyHalebrown and @MUFarchitecture’

Mayor of London Sadiq Khan on twitter

For more live tweets and quotes from NLA events, follow @nlalondon

For write-ups, go to newlondonarchitecture.org/news

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REHABILITATING 'REGENERATION'

NLA chairman *Peter Murray* asks: why has 'regeneration' become such a dirty word?

I went to a talk given by Lord Heseltine recently in the offices of Rogers Stirk Harbour + Partners. The Tory panjandrum was introduced by his old chum Lord Rogers, who commented on their different political leanings as well as their mutual respect. These two great figures have been key to the regeneration movement in Britain: Heseltine as a minister in the Thatcher and Major governments and Rogers as the author of the Urban Task Force report commissioned by Tony Blair.

Back in the 1980s it was all very different. Then it was called Inner City Regeneration – large swathes of urban centres in Liverpool, central Manchester and Newcastle, as well as London's Docklands, were failing physically and economically.

Heseltine, as Secretary of State for the environment, set up Urban Development Corporations to target these deprived areas. The first two – Merseyside and London's Docklands – were in place by 1981. The Toxteth Riots of that year highlighted Heseltine's role in setting the foundations for the regeneration of the centre of Liverpool that is evident to any visitor to the city nearly 40 years later.

In 1997, Lord Rogers was asked to chair the Urban Task Force by Deputy Prime Minister John Prescott following Labour's election victory. Rogers called for an 'urban renaissance' characterised by the redevelopment of brownfield sites in areas with good public transport provision based on his ideas of the compact city. It was the period when public-private partnerships bloomed with the idea of creating 'opportunities for lasting regeneration'.

One of the drivers of regeneration was English Partnerships, set up in May 1999 by the merger of the Commission for New Towns and the Urban Regeneration Agency. In 2008, its powers were passed to the Homes and Communities Agency. In January this year, it changed again when it became Homes England which then Secretary of State for Housing Sajid Javid said would 'play a major role in fixing the housing market by helping to deliver an average of 300,000 homes a year by the mid-2020s'.

It would seem that now regeneration policies are focused largely on housing – in contrast to the wider strategic positions of the Thatcher and Blair governments. The use and understanding of the word have degenerated so that all critical comment of 'regeneration' is directed at local authority housing estates – the Aylesbury in Elephant and Castle, Gibbs Green at Earl's Court or Haringey's housing stock which formed part of the abandoned development vehicle with Lendlease.

It is a semantic problem. When people talk of regeneration of estates they invariably mean redevelopment; sometimes they mean intensification.

But we must not confuse wider urban with estate regeneration. The strategic policies that Heseltine set in train in Liverpool, Manchester and London have, over the years, led to real and lasting improvement. In the Facebook age, sloppy use of language is all too commonplace – is it too late to rehabilitate the word 'regeneration'? Or is it time to find another word that covers the wider aspects of place, economy, culture and social wellbeing? Suggestions on a postcard, please. ●



Lords a-speaking: Rogers and Heseltine



MAYOR'S QUESTION TIME

NLQ put a series of questions on design, diversity, post-Brexit London and other matters to Mayor Sadiq Khan, following his appearance and speech at the NLA Awards ceremony earlier this summer. Here are his replies

NLQ: Can you tell us how the Mayor's Design Advocate programme is shaping up?

Sadiq Khan: City Hall's Good Growth by Design programme uses the expertise of 50 Mayor's Design Advocates – independent professionals from diverse backgrounds – to promote quality and inclusion in the built environment. In its first year, our advocates have made great progress: lobbying for a more circular economy, pressing to make our public spaces more accessible, promoting healthy, safe environments for children, and developing new housing design guidance that will enhance quality of life in London's communities. As well as direct intervention, the programme is also about developing the industry so that it can produce better results long into the future. Our new London Review Panel and London Quality Review Charter will keep standards high, while the Architecture Design and Urbanism Panel will support high-quality public sector procurement. To make the best of all London's architecture skills, our Public Practice programme will broker public-sector placements for the best private-sector practitioners.

NLQ: What advice would you give to the built environment professions about how they can improve their record in attracting people from diverse backgrounds?

SK: London's diversity is its greatest asset, but built environment professions are woefully unrepresentative of Londoners. Our

research shows only 37 per cent of London's architecture jobs are held by women and only 16 per cent of London's architecture and engineering jobs are held by BAME Londoners. This must change – if the people who plan, design and build London do not reflect our city, their plans will not work for the people who live, work and study here. This requires action at every level – attracting people at school age, retaining them through employment, and enabling their career to thrive. I'm doing all I can from City Hall: changing procurement practices; working with schools;

'London's diversity is its greatest asset, but built environment professions are woefully unrepresentative of Londoners'

linking smaller, more diverse practices with more established ones; and making increased diversity a key focus for our Mayor's Design Advocates. But improving diversity is everyone's responsibility. Built environment organisations must understand the make-up of their staff and how they pay them, and put plans in place to address under-representation. This might include new approaches to recruitment, engaging with schools and universities to create career opportunities, and collaborating with emerging companies and practices led by women and under-represented groups.

NLQ: How confident are you that you will deliver a pedestrianised Oxford Street in this term?

SK: Westminster Council's decision to pull out of the joint Oxford Street project is a betrayal of the millions of Londoners and visitors who would have benefited from making Oxford Street one of the greatest public spaces in the world. I'm clear City Hall won't walk away from Oxford Street, but we will need to be convinced that any future investment will enable the transformational change that is fundamental to the economic future of the district. The Council says it is developing a new district-wide proposal – this must improve the experience of visitors to the street, tackle its illegal levels of air pollution, and address the serious overcrowding and road danger that people currently face whenever they visit Oxford Street. We are of course looking at all other possibilities using my full range of powers, but we now await Westminster's proposals and will consider our options from there.

NLQ: Your Healthy Streets policy and active travel targets have been universally welcomed; will this help you to speed up delivery of cycling infrastructure?

SK: Absolutely. Healthy Streets is all about understanding that most journeys made by Londoners start, end or take place entirely on our streets. To make our streets work for Londoners, we have to look again at the priority we give to cars and to put walking, cycling and public transport first. Building high-quality cycling



The Mayor at the NLA awards



Sadiq speaks to the NLA awards attendees

infrastructure is crucial: as well as getting on and delivering our existing programme of Cycle Superhighways, Quietways, mini-Hollands, Liveable Neighbourhoods and Better Junctions, last year we published our Strategic Cycling Analysis. This groundbreaking research used data to identify the 25 cycling connections we most need to get more people cycling. In January, I announced that detailed planning had started for the first six routes. They will extend to Tottenham in the north, Peckham in the south, Barking in the east, and Willesden Junction in the west. Subject to a public consultation, construction will start on at least two of these routes – Camden to Tottenham and Hackney to the Isle of Dogs – in this Mayoral term.

NLQ: What do you see as London's key strengths in a post-Brexit world?

SK: Our 'London Is Open' campaign was launched to show that London remains entrepreneurial, welcoming and full of creativity. It aims to reassure the more than one million foreign nationals who live in London that they will always be welcome, and that any form of discrimination will not be tolerated. The key ingredient of our city's success has been the flow of brilliant ideas and talent from across the globe. Brexit must not change that. The independent economic analysis City Hall published in January showed that while London's fundamental strengths will mean it would fare far better than other regions in the UK in a 'no-deal' Brexit scenario, we could still face a decade

of much slower growth. There is now a grave risk that Britain could crash out of the EU with no deal at all, so it's vital that London's businesses are properly prepared for a 'no-deal' Brexit. Any businesses that export goods and services to the EU will be directly affected by changes to customs duties, regulations, VAT and logistics. There'll be other broader impacts too, especially for businesses who rely on European workers. This is a particular concern for the construction sector in London, where over a quarter of its workforce is made up of European citizens. The Government must increase its dialogue with business on these risks as a matter of urgency, and I am working with companies to press for this to happen more quickly.

→
Steps of power –
Khan at City Hall



© Grant Smith

NLQ: How are your plans going to use a 3D virtual model to assist in the planning of tall buildings?

SK: Seeing realistic representations of what London could look like in the future is really useful in planning – it helps me to make important decisions and I know it helps planners from the outset. I often have to consider the impact on London’s skyline, so modelling can be especially important for tall buildings, but it’s helpful for a whole range of other developments. We’re promoting the use of 3D digital models in the draft new London Plan and over the next six months we’ll be testing different options to see

what works best. A London-wide 3D model would help boroughs assess the cumulative impact of planned tall buildings and support councils in working together where proposals cross their boundaries. Perhaps most importantly, we want to make the model available online, so all Londoners can see what is planned and engage with the planning process.

NLQ: What do you think the key issues are that NLA should address in 2019?

SK: As Mayor, I want to create a built environment for all Londoners, putting inclusivity and economic, social and physical accessibility

at the heart of my vision of Good Growth. NLA is a unique organisation, providing a forum for discussion on the built environment in London. I’d like to see NLA continuing to play this vital role as a conduit between Londoners and development professionals and continuing to probe the development community about its role in designing and developing for the full range of London’s needs. And I would welcome NLA casting its critical eye over our work at City Hall – testing our efforts to deliver a built environment that works for all Londoners. ●

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Our places build people

REWILDING OUR CONSTRUCTION SITES

By Arup associate *Alistair Law*

The arrival of scaffolding next door is rarely a welcome site for neighbours. It signals months, sometimes years, of dust, banging, disruptive deliveries and, above all, complaints.

But imagine a world where building sites start giving back to the community; where people are excited by construction. Vertical Meadow is a living wall concept trialled in Mayfair, where scaffolding or hoarding gets covered in scaffold sheeting impregnated with wildflower seeds.

Like growing cress on cotton wool, add a bit of water and nutrients and the scaffolding is transformed into a verdant Vertical Meadow.

Using native wildflowers, it not only protects rare species and reintroduces them to our cities, it also provides a haven for bees, butterflies and other precious members of our ecosystem. For passers-by, it turns an eyesore into a thing of delight and wonderment. Beneficial bi-products of the

system include noise reduction and dust collection.

With scaffolding and hoarding on almost every street in London, the potential is enormous. They could add roaming temporary parks to London's great network of green spaces creating new ecological highways.

We have the potential to change our sites as well as the face of our construction industry. Watch this space for a new wall coming to The Crown Estate. ●



Greening the city – the Vertical Meadow concept, covering scaffolding with a living wall

BUILDING A PLACE

New Londoner of the Year and Croydon chief executive Jo Negrini is putting the borough back on the map, bolstered by new economic growth

After years in the doldrums, Croydon, it seems, is back. And Jo Negrini – New Londoner of the Year for 2018 – is at the helm, turning dreams into ‘delivery mode’, watching an economy taking off to repair a long-running sore that stretched back to the 80s and beyond.

We meet at the council’s offices a couple of weeks after Negrini gave a speech to a packed Guildhall – including one Sadiq Khan – in recognition of this, her latest honour.

There was, as they say, ‘love in the room’ to match the hits to the video of the speech subsequently garnered online, and it is a just award to someone who has done so much to shape London, the adopted city this Aussie loves so much.

NLQ last profiled Negrini and her back story four years ago, drawing on the ‘cocktail’ she was putting together for the London borough as its planning chief. Following that, however, she was made executive director of place, setting up the housing delivery arm Brick by Brick. And in July 2016 she took up the reins as chief executive, having to learn all about the other aspects of the council, especially concerning education and social support.

‘It’s a very different job’, she says. ‘You can pull the strings on everything, so you’ve got a lot more scope. The whole thing about people – it’s about “how do you regenerate a place and take the people that are here on that journey with you”. Croydon is a huge borough, and I didn’t realise how huge until I was chief exec, to be quite honest.’

She knew geographically, of course, and about its population of 400,000; 93,000 of them under the age of 25. But it’s a big place with huge demands on it, not least in terms of what Negrini calls ‘poverty growth’ – the people moving out of London’s Zones 2,3 and 4 in search of cheaper rental accommodation. ‘You’ve got that poverty coming south, if you like, out of central London.’ You’ve also got the new development around the council’s offices including the Hub scheme near to Fairfield Halls, George Street, East Croydon and West Croydon, for a new population coming in. But the other key element is the economic growth,

‘For me, all of my teams work in regeneration in one way or another. It’s all regeneration; it’s not like there is a regeneration team.’

with companies and a government department relocating into the area, cementing the place as somewhere that ‘faces two ways’ – both into central London but also down to Brighton and links with Gatwick. A further boost to the economy will doubtless come once Westfield gets going in earnest, having passed its final planning hurdles and the ‘pivotal’ decision to use CPO powers that has given many confidence about the next phase of Croydon.

All of this, though, comes at a high demand cost, and Negrini has had to learn about the 80 per cent of the budget of the council and probably

100 per cent of the risk that is beyond what she was doing before. ‘...Which is how do we make sure we provide the right platform with that opportunity for people who are here now, which is probably the big challenge of the role.’

Negrini pays tribute to the authority for having confidence in her, and even taking a leap of faith in someone so untried at this level over others who went for the top job from other authorities and even inside the GLA. She heard via a phone call at home, midweek after work, from one of the administration politicians. ‘I was really, really excited, but I was really nervous’, she says. ‘I was totally daunted by it. I could have done regeneration until the cows come home – I know my craft, but I didn’t know the other side of the business, so that was worrying.’ It was all new, and the ‘people stuff’ affected her more than anything could in pure regeneration. ‘It’s a huge responsibility taking care of people – and we take care of a lot of people.’

She admits she found it a difficult few months, taking over just after an initial children’s services inspection (‘inadequate’), then the arrival of unaccompanied asylum seekers from Calais to Croydon, the gateway location. And then there was the horrific tram accident that left seven locals dead in November 2016 when it went too fast around a corner. It was, she says, a particularly Croydon incident, because it was coming from New Addington. But what she has learnt overall is that the system is ‘broken’ in how it deals





The other NLA
- Croydon's NLA
building



Jo in full flow -
Negrini giving her
New Londoner
of the Year
acceptance speech

with key issues; 'we need to think differently about how we work as an organisation', she says. 'Which chimes with the idea about how you use regeneration as a platform for improving people's lives generally so that you look at the total place.'

The old way of local authorities doing everything, she claims, is all about dealing with people when they are in crisis, rather than thinking about them before they get into housing problems or their children are on child protection programmes. 'Why aren't we working with them then?' Local authorities are thus needing to become much more proactive, says Negrini, thinking about the whole place when it comes to regeneration, council-wide. 'For me, all of my teams work in regeneration in one way or another. It's all regeneration; it's not like there is a regeneration team.' That way, everyone at the council feels they are in the same boat. 'We've all got a role to play in making this a really great place.'

Even with the prospects of Brexit and a nervousness around commercial activity, Croydon gives the impression of being a place on the change. 'It feels like we're getting some traction in Croydon', she says, pointing to its new phase of actually doing, rather than planning. Westfield has given this an extra boost and confidence for other developers and investors, with sites starting to change hands again and the council looking proactively at acquisition itself. 'It's like the four-year chapter is coming to an end and we're moving onto the next one. The whole organisation feels really positive about what's happening. I've got a fantastic top team who are really wanting to do stuff.'

There is a push on the town centre as well as the 'waggon train' of district centres around it, with opportunities the Brighton main line might bring forth. But the missing piece is around higher education, something Negrini wants to prioritise

along with whatever happens next at Gatwick.

How did she view the Heathrow decision? A mistake? 'Yeah. We were very supportive of Gatwick. I think aviation is difficult anyway, as a preface to that. And it comes at a cost, an environmental cost. But Gatwick will just do what Gatwick does. It is becoming much better as a customer journey. But I think in terms of what happens to the economy of south London and the south east, it is absolutely pivotal to it.'

Brick by Brick is a major success story. Over the next 12-15 months the first batch of homes will be completed, and Fairfield will be open next year alongside other big projects. The evolution of Brick by Brick, however, is yet to be finalised. 'We've got another 1,000 units in the stocks ready to go again.' But the Fairfield Halls element of the scheme is a challenging, complicated building to deal with. MICA are designing

the scheme on College Green beside the flagship Brick by Brick mixed-use scheme. 'We're watching to see how well we deliver on these more complicated sites', she says. The small sites are complicated and challenging, even if the council's decision to approach housing development in this way was the right one. 'But people really feel like they are losing something – it's either that garage or that piece of land where they took their dog. It's very challenging and very personal; much more human because of the scale of it. People think small sites are easy, and they're just not.'

Overall, Colm Lacey and the team have done an incredible job on Brick by Brick from an original idea for a very design-led housing strategy by small (now larger) firms. Negrini worked with Lacey at Newham, and recognised the importance of the council having much more influence in what was happening and the need for beautiful homes for Croydonians to live in. 'He just wants stuff to happen. He's a total do-er. And Colm's got good design at the heart of him.'

The venture's title suggests steady progress, but Negrini reveals an interesting name she wanted to call it before being overruled: 'I really wanted just "brick" because it's solid, isn't it?', she laughs. 'Brick. Say no more.'

How is Croydon now perceived, compared with five years ago? In terms of investors and developers, people see it as a serious proposition now, says Negrini. People are doing stuff now, and there is confidence that values are going to rise. The commitment to improve the Brighton main line is also an important part of this, convincing players such as Argent and Stanhope to look at big schemes. And the public perception? Is it London? 'I think they think it is more London than it was before', says Negrini, 'and

there was something also about the Boxpark Croydon celebrations with the World Cup ...'

Those scenes – where a series of tweets showed a packed Boxpark full of revellers throwing beer in the air when England (mostly) scored, had a 2.1 billion reach, Boxpark's Roger Wade told Negrini, which is valuable exposure. But it perhaps goes deeper than that. 'It is quite phenomenal', she says of the Boxpark effect on the place. 'I think it was the best £3 million we loaned anyone.' Body Shop moved out of its London Bridge office to Croydon, Negrini thinks partially as a result of Boxpark, even if the HMRC's move next door was perhaps less related. 'It shows that the interventions don't have to be huge to signify change about a place.'

'Interventions don't have to be huge to signify change about a place'
Negrini on Boxpark

Alongside the station, another 'banner' advertising that things were moving appeared when Stanhope constructed the first phase of its residential scheme in 2014. 'The thing that changes people's perceptions is things happening, rather than saying that they're going to happen', says Negrini. 'And I think that's been the difference over the last 12-18 months.'

What is interesting about the Croydon story is that it had a hugely important role for London back in the 60s where companies had their back offices, but it was a buzzing place. What happened? 'That's a very good question. I think a couple of big companies that moved out heralded the end of that era and the biggest one was Nestlé.' When they left to go to Crawley from the tower that still bears its name, other small

firms went too, and the area around the tower still looks the tireddest. Two property cycles came and went and missed Croydon too, says Negrini, and the fashion for 60s architecture disappeared. And the fact that the Westfield project has been going on for so long – planning consent was given in 2015 – everyone has been hedging their bets and holding their breath.

Negrini is confident that London is resilient enough to deal with Brexit, but is worried about movement and the impact on companies and the economy for Croydon and the wider capital. She's concerned too about our relationships on the world stage and about how the UK will be viewed. 'People in Europe are horrified. It's a reputational thing for London and the UK. I think it's so wrong.' But we are still 'open for business'.

So, the NLA New Londoner of the Year award. 'It's a huge honour if you've worked in the world I have to get something like this. I've been really incredibly fortunate with the fellowship from the RIBA and now this. And I was like, that's it! For me, that is as good as it gets.' She didn't quite believe it at first, following people like Sadie Morgan, Zaha Hadid, Richard Rogers and Roger Madelin. So does she not feel worthy? 'It felt really great, but what was really lovely about it was how proud my family were.' Negrini's partner put her speech video on Facebook, after which her brother and sister in Sydney rang her. 'It was a really big deal.'

She looks to the future as Croydon continuing its upward path. And ultimately she feels that the sign of success might be when the people of Croydon are proud of what the authority has done. But Negrini is definitely only interested in doing jobs because she loves those jobs, not because it is a bullet point on a CV. 'I've never had a game plan', she says. 'I just love what I do.' ●

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KEEPING CULTURE ALIVE

Stuart Maclure, project manager at Long Live Southbank (LLSB) argues that London must find homes for some of its forgotten – free – creative spaces

London has one of the most exciting architectural and planning landscapes in the world, one that is forever shifting its focus and structure. Architecture and planning seeps deeply into areas of our lives that many don't even notice. However, as planners, we must be aware of how important some often forgotten elements of the city are.

In a sea of commercialisation and global finance, one such element is the access to free creative space. This may come in the form of a basketball court, a graffiti wall or a legal skate spot – such as the Southbank Undercroft, which lies underneath the Queen Elizabeth Hall. I spend a great deal of time here; it is a beautiful space like none other and one that has birthed some of the UK's most celebrated artists, musicians, fashion designers and, of course, skateboarders.

The Queen Elizabeth Hall was designed in 1963 by the London County Council, some of whom were members of the avant-garde architect group Archigram, who would come to shape the space's legacy. After the Brutalist building opened in 1967, the Undercroft was intended for pedestrians to explore the numerous levels and interact with the foreboding building. This intention was acted out by the skateboarding community who began using the space in the 1970s when skateboarding spread to London from Venice Beach. Generations of skateboarders have called the space home, and it continues to be referred to as the spiritual home of UK skateboarding.

Following decades of reductions in size, LLSB are now working alongside Southbank Centre to restore sections

of the Undercroft that were boarded off in 2004. Through this ground-breaking heritage project, over 400 sqm of freely accessible space (which is lit and open 24/7) will be opened back up to the public.

Spaces like the Undercroft are crucial to our cities, where technology is drastically changing the way the public engages with the city and the people in it. Unprogrammed, informal spaces that encourage self-expression and support existing communities allow for unmediated social interactions, the feeling of cohesion and a sense of belonging. This can have an extreme impact on the development of young people, especially in deprived areas that face substantial spending cuts. Cultural

'Spaces like the Undercroft are crucial to our cities, where technology is drastically changing the way the public engages with the city and the people in it'

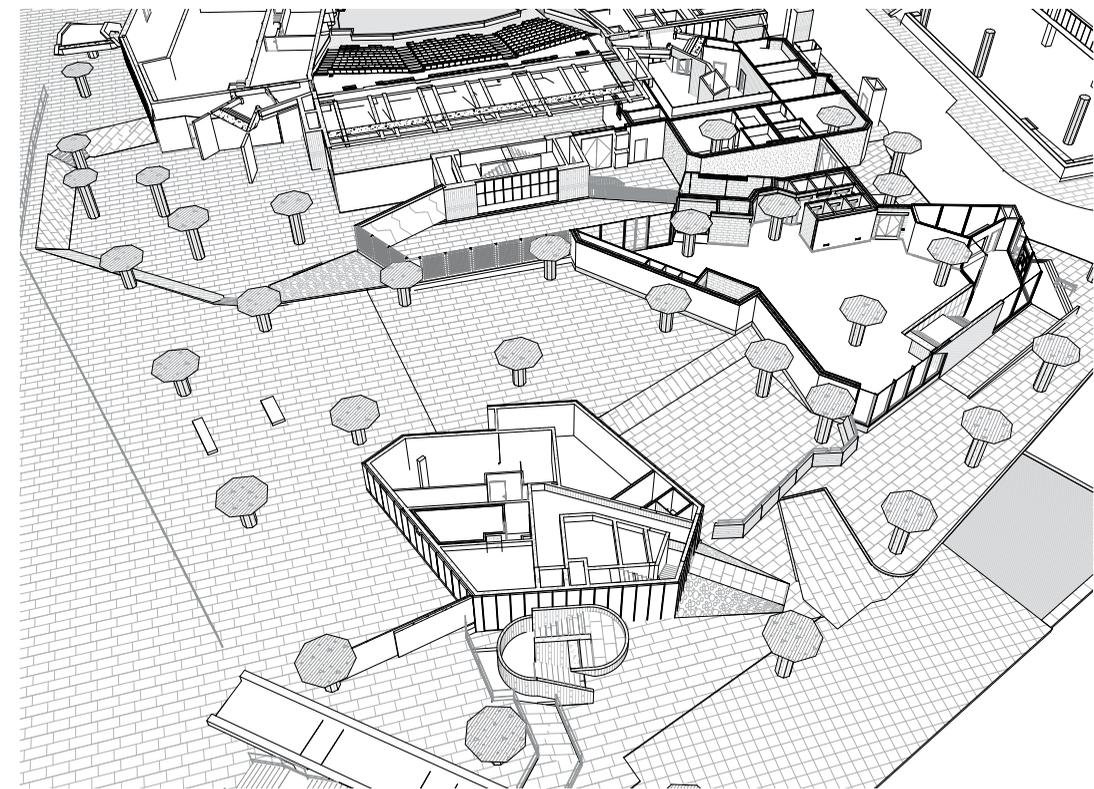
spaces attract a massive range of users and teach young and old alike from different backgrounds how to interact and respect one another.

LLSB, which began in 2013, has helped to facilitate debate around this subject and recognises that a city is only as progressive as the possibilities it offers its citizens. Through my work with LLSB over the last two and a half years, I have been lucky enough to collaborate with a variety of bodies and have been continually inspired by the support LLSB receives. There is certainly a real appetite for improving access to cultural spaces in London –

from top firms as well as the public. We must plan and design thoughtfully to create a climate where authentic creative scenes can emerge organically over time, if London is to continue to attract the brightest and most talented young people from all over the world.

From hosting public debates, art shows, fundraisers, selling clothes and a great deal more, LLSB are well on the way to securing the £790,000 needed for the restoration. We are now looking to both individuals and corporations to help raise the last of the funds and materials needed as we prepare to begin works in the new year. The project has gained planning permission from LB Lambeth and the technical designs have been finalised alongside Feilden Clegg Bradley Studios, Arup and Max Fordham. All the information and designs regarding the project can be seen at llsb.com and anyone looking to support us can get in touch at hello@llsb.com.

An accessible city should be one built with proactive community engagement and open dialogue with stakeholders. Culture plays a central role in the attractiveness of London. The plethora of cultural spaces in London should be celebrated and protected instead of scrutinised and sold. Communities who inhabit spaces that come under threat need to be organised and resilient, especially in the face of increasing bureaucratic barriers such as the July 2013 changes to the judicial review process. This project is one that deserves the support of London's built environment community, and one that allows for a collective celebration of our most-loved cultural spaces. Long Live Southbank. ●



↑
Skating the Undercroft

←
The restoration plan

DIVERSITY MATTERS

McKinsey & Company UK managing partner Dame Vivian Hunt gave a paean to diversity to help London remain competitive in a post-Brexit world at the fifth Honor Chapman Memorial Lecture at City Hall. By *David Taylor*



←

'We're in a period of – as Beyoncé would say – reformation'

London, said Dame Vivian Hunt, is at a crossroads.

It's not just Brexit and the potential harm it could do in terms of freedom of movement. London is at a flexion point if it does not heed Hunt's principal messages – that the city risks losing its USP: powerful cultural diversity as an economic driver; and that firms who put women at the top of their boardrooms simply make more money.

Hunt describes herself as 'a Briton by choice', having lived here for over 20 years, initially having been a 'trailing spouse', following her husband over here from the US but quickly finding 'a room of one's own' and her own sphere of impact – building and managing the healthcare practice McKinsey & Company. But

her 'secret plan' had always been to work with organisations to unlock growth and vitality. She has watched London transform into a different type of thriving place – a city of many cities – but the next 20 years will see new challenges that it must face up to. 'As ever in its history, London has to be remade again and again to accommodate new generations', she said.

When she arrived in 1997 with her husband Nick, London was a very different place. Labour had come into power and the transfer of Hong Kong sovereignty to China was almost complete, bringing an end to British Empire and 'a chance to embrace a modern, more progressive Britain'. The couple explored London, neighbourhood by neighbourhood,

combining a diverse mix of friends like a honeycomb, with each segment distinct but connected. But the morning of Princess Diana's death encapsulated how sometimes you have to stand inside a city and feel its fabric, said Hunt, to understand the full weight of the cultural moment. That's when, she says, we looked at our identity, and embraced a more global outward-looking mindset in an optimistic time for the country. 'Doing good for people is doing good for the economy', she said.

Around the time of the Olympics, the city grew more inclusive and diverse. But its heterogeneity and openness still make London a strong and adaptable place 'precisely because it is not just one thing', with rich mixing with poor. Indeed, in 2017

the New York Times called London a unique city state with a culture and economy that represents the world.

But today there is another important pivot point, said Hunt. 'How we navigate Brexit will be one of the biggest events for London and the UK in our lifetime.' Immigration, skills and sovereignty have been added to growth as major issues, and 'Britain struggles with its national identity'. Ironically though, it starts this journey more diverse and connected socially and economically than ever before, Hunt suggested, with some 300 languages said to be spoken in the city, 50 of them in the McKinsey office alone. Londoners live longer, travel further for their work and are more agile in the work they do. But how can leaders of the city keep it competitive? How can it retain its place as the fifth most competitive global city? How can we take the diversity and inclusion of the city and convert it concretely into economic development in a way other cities have not or cannot do?

Made a dame in this year's Honours list, Hunt was named the most influential black woman in Britain, and one of the 30 most influential people in the City of London. She serves on the Mayor's business council, chairs the CBI London Council and is on the board of Business in the Community and British American Business. As well as these, she is a trustee of the Southbank Centre, the Henry Smith Charity, Action on Addiction and is a member of the Tate Modern advisory council.

Introducing the evening, Katie Kopec recalled the work of JLL's Honor Chapman, particularly the work she did on taking the Jubilee Line across the river from Canary Wharf to Greenwich and then back again north to Stratford. By so doing, it opened up a whole new business and residential district that will now provide over 15,000 new homes, she said. She was also integral in setting up an inward investment agency for London – which became the London First Centre and then Think London,

now a part of London & Partners – advising on regeneration projects. 'Honor's work and her passion are here for all to see. And this great city would not be so great without the vision and foresight of Honor Chapman.'

But perhaps it would also not be so great without immigration. Hunt said McKinsey studies have shown that at all skill levels, migration of labour contributes to higher activity in every sector. Migrants make up 3.4 per cent of the world's population but contribute nearly 10 per cent of global GDP. Developed nations capture 90 per cent of that benefit. But other types of inclusion and diversity are also impactful. McKinsey has sought to prove it is no mere PR move alone, and its 2015 report showed this decisively, making a powerful case for gender parity across 192 countries.

'How we navigate Brexit will be one of the biggest events for London and the UK in our lifetime'

'More women in the workforce simply adds value. More women equals more growth. Put simply, firms who make more room for women at the top, make more money.' The ethnicity and culture picture was equally conclusive, the more diverse firms outperforming the least diverse by 33 per cent on profitability. 'We have to find a way to put them on a realistic path to the executive suite. In short, it's something we can do for us, our firms, our economy and our city, not for them, some outside beneficiary.'

And yet a lack of female line managers, unconscious bias and outdated recruitment policies are holding women back particularly in the tech sector, for example. Creating inclusive environments starts in deep senior leadership commitment, not just lip service, said Hunt. Intel, for example, is investing over \$300m over the next five years in educational projects with coders from, for example,

the Hispanic community. And diversity is not just about representation of women and ethnic minorities around the table, but in looking at problems in new ways. 'If teammates have a range of skills, degrees, experience, the notion of a stupid question disappears.' Firms can recognise that diversity is 'business critical', with companies like Allianz singled out for praise over its talent retention particularly through 'robust support through parenthood'.

Monitoring and measuring is key too: Unilever and SAP are also commended for managing the effect and impact of their policies in this area, where robust data and targets should not be underestimated, or under-published. Bloomberg, meanwhile, is developing a gender equality index. Failing to do all of this, said Hunt, will destroy value. 'There is a diversity penalty that goes beyond individual firm profits', McKinsey research showing that companies with the most gender diverse executive teams are 27 per cent more likely to be industry leaders in value creation. And that's not just profit, but total economic return. 'Cities that don't embrace women and diverse profiles and leaders simply won't grow.' As firms and as cities, we can no longer view diversity as an optional window dressing. And it would be 'tragic' if London were to lose the singular mix of attributes that make it so unique – 'the best representative for Europe around the world and one of the most globally diverse cities ... We're in a period of – as Beyoncé would say – reformation. Brexit will shape a new environment for business and trade and the fourth industrial revolution means technology is disrupting the industry as we know it.

'We must acknowledge that it is us, not them who benefit. It is a prize worth having, and it is the right thing to do.' ●

The lecture included a discussion with previous lecturers Alison Nimmo, Judith Mayhew and Annie Hampson and highlights can be seen here: <http://bit.ly/JLLDiversitymatters>



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TALL STOREYS

Robert Bird Group managing director (UK) *Simon Nicholas*, on how engineers can add value to building tall in a congested, historic city

We are about to embark on another golden age of engineering, where engineers in collaboration with architects redefine what can be achieved on a site, creating value for the developer and society.

London development increasingly demands the redevelopment of constrained sites, or the creation of buildings over or adjacent to transport infrastructure. In addition, land values and public realm needs frequently push development taller.

It is these challenging developments that excite me as a structural engineer, and provide an opportunity for us to positively influence the feasibility of sites, and the design of buildings by identifying engineering strategies that add value – namely area and massing – and demonstrate cost- and programme-saving solutions.

Gone are the days where an engineer's role is to fit concrete and steel in and around an architectural layout, while sitting meekly at the back of the room.

Now, particularly on these complex and constrained sites, the engineer's role is to lead a discussion on what is possible:

- To understand what is an acceptable impact on existing assets;
- To identify where foundations can be located around sensitive assets to maximise building height and lettable area;
- To conceive structural outcomes that consider how the building will be constructed within the site and logistical constraints;
- To collaborate with the architect in laying out the building to maximise area/massing/value.



Firm foundations - the basement at Landsec's Nova development in Victoria

One of the recent projects I enjoyed working on was the Nova development for Landsec in Victoria. During the concept design stage, we identified an optimised construction build method and incorporated this into our design. This method de-risked the asset protection, allowing the four-storey deep excavation immediately adjacent (3m offset) to the Victoria line, and above the Western Deep Sewer (under the site); and also allowed the basement construction programme to be accelerated by five months, improving the development appraisal Internal Rate of Return (IRR). Other examples where our engineering strategies are creating value are at 21 Moorfields and Elizabeth House on the South Bank.

Communication is a key skill of the engineer – to listen and understand the brief, to participate and lead

discussions or exploration workshops to communicate the complex engineering principles and available options for consideration, and to summarise the resulting recommended solution.

To remain relevant in a world where the internet can design you a structural beam, we engineers need to recognise what is of value to a development, be innovative and be progressive in our approach to design, understand developer language, appraisals, prices, IRR, excel at communication, collaborate with architects, and embrace taking leadership roles in the design delivery of projects.

By doing this we engineers can unlock the complex sites of our city and enable tall and beautiful buildings to be constructed around transport hubs for the betterment of our communities. ●

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'NOTHING FEELS IMPOSSIBLE NOW'

NLA's *Lucie Murray* reflects on her experience of PedElle 2018 – a charity bike ride from Copenhagen to Berlin



In the future, I will look back on the year 2018 with great fondness as the year that I cycled nearly 500km from Copenhagen to Berlin, raising more than £60,000 for a great cause, meeting many inspiring women, and becoming part of something quite incredible.

I've cycled for years and have always loved the freedom of escaping London powered by my own legs, but had never set myself a real challenge. After investing in a new road bike last year, I wanted to test it and myself. However, I was apprehensive about throwing myself into a big cycling event where I

'We all felt strong, happy and we knew nothing could replace the bond that three days in the saddle had afforded us'

would know no one and, chances are, be one of the few women participating.

I had always been interested in PedElle, the female-focused cycling team seeking to raise the profile of female riders, but I'd never myself signed up. So, motivated by my new bicycle purchase (and an inspiring conversation with ride captain Sarah Cary), I went to the launch event and signed up the next day.

For the next five months, I focused on training and raising money for Club Peloton and its charity beneficiaries. New London Architecture supported me every step of the way and, doing what we do best, we hosted a big event to raise money – a whopping £5,700, no less. There was no going back after that!



Job done – the PedElle riders at the Brandenburg Gate in Berlin

Club Peloton's support throughout the ride was an impressive feat, with everything imaginable taken care of, letting us completely focus on the ride. Ride captains Sarah Cary (LB Enfield), Emily Knott (LGIM), Helen Gray (Core Five), and Samantha McClary (EG), were the backbone of the peloton – their attention and energy never dwindled.

For me, the first day was defined by its length. It was so, very, long ... However, as everyone's training became apparent, it was no time at all before the strength of the peloton catapulted us to our ferry.

Day two was particularly special: we rolled through long stretches of forests and quiet roads, ending up with a

well-earned jump into a lake – water has never felt so good!

By day three, it was all about cobbles and how to survive them. The only distraction from 'cobble-pain' was the constant laughter in between. It's amazing the topics you can burn through with endless road in front of you.

The sense of pride when we reached the Brandenburg Gate was truly unforgettable. We all felt strong, happy and we knew nothing could replace the bond that three days in the saddle had afforded us. Nothing feels impossible now, to cycle to MIPIM, to cycle around the world, to cycle to the moon – if you're with the PedElle crew you can definitely do it! ●

SHAPING LONDON'S WORKSPACE: USER CULTURE

ZZA founder director *Ziona Strelitz* argues that workers today want six Cs: choice, convenience, community, control, connection and character

What profound change! When I started, building owners determined not just terms, but the design of office buildings. Then the market shifted to occupiers, a prospectus I wrote – ‘Operating your Business at Stockley Park’ – was a step-change focused on tenants’ needs, viewed by organisational leaders who determined premises choice. So the current *www* – ‘what workers want’ – represents a real transfer of influence, nowhere more evident than in London, with its wealth of opportunity competing for talent.

The driver of worker empowerment is of course disseminated IT. Now footloose and autonomous, workers want Choice. And high in factors shaping this are other key Cs – Convenience and Community. Both are demonstrated in ZZA’s international study of where people who are free to choose, choose to work. ‘Why Place Still Matters in the Digital Age’ shows the widespread preference of organisationally and technologically agile people to work in collective settings, in easy reach of – but away from – home. Their cultural impetus is community – motivation by the buzz of others working.

Epidemiological research underpins the fourth C – Control – as significant to workplace wellbeing – physically and socially. Happily, ZZA’s repertoire of Post-Occupancy Evaluations across buildings and business sectors shows notable strides in internal environmental experience, with better performance of thermal, lighting and acoustic conditions from building users’ perspective. In part this arises from improved product design and more intelligent,



←
What workers want – a home from home? The original Second Home offices at Hanbury Street, Shoreditch

© ZZA Images

responsive systems, giving facilities management teams enhanced control. But it also comes from devolved environmental control: workers like more granular lighting control – at least in smaller zones – and they like being able to open windows.

The social aspect of control relates to work and work-life. Agile work and informality are now well established in affording flexibility to how work is done. Indeed, many workplaces now provide a very wide menu of work settings – sometimes excessive to workers’ requirements, albeit a dream ticket for designers. There are also questions about provisions for work-life. No matter how passionate and engaged, people have a life outside work. You don’t benefit from a change of scene or ethos by doing stuff in the office, even if it’s presented as fun. Control of work-life means your choice – of activity, company, timing and locale. An arms race for

non-work amenity in the workplace misses the point.

Which brings us to Connection. This is pivotal – workers want on-demand IT, fluid building entry, intuitive navigation, no fuss access to outside, ease of interaction, organisational belonging, engagement with the world out there. ZZA’s research shows these wants as trumping palatial office amenity, especially if it comes with too much space – a deadened sense of the Marie Celeste. Connection points to porosity – accessible workplaces and user mix.

Collectively, these Cs favour smaller buildings. And with London’s rich built heritage, this offers great scope for the sixth C – Character. The Shoreditch appeal is about footprint and facade, volume and vitality. The challenge for big organisations is to echo smaller-scale characteristics in their provision. This is integral to their and London’s interests – emergent signs are promising. ●

Connecting people and places

Whether it’s enabling inclusive growth through transport oriented regeneration or the delivery of affordable homes and social infrastructure, we’re helping London design smart solutions that are better aligned to the needs of people today and in the future.

LIVEABLE CITIES

Arney Fender Katsalidis has grown from one to more than 70 staff in London inside five years, and is aiming to double again in the next 10, helped by reputation, a fair wind and a Brexit-busting Canadian office. *David Taylor* talks to the practice's CEO Earle Arney

Flying over London one day, Earle Arney had a thought. Why, pondered the Arney Fender Katsalidis CEO, can't London make better use of its green space, and create more to become a more liveable city?

Arney's practice – which is now expanding in London and has opened a new office in Canada – felt that London should be able to climb from its lowly position as the 53rd most liveable city in the world to much closer to first-place Melbourne – whose increasing density has helped it secure and hold on to that honour.

So the practice commissioned research that acknowledged that there was a housing problem, but also a density opportunity to solve it. Its main thrust is that in the next 30-40 years everyone could be housed at Kensington and Chelsea densities by using all the brownfield sites, opportunity sites, but not the green belt; everything within 2km of a train station.

'That got us thinking', says Perth-born Arney. 'So we can house people; how do we house people well? And having lived or worked in seven of The Economist's top 10 most liveable cities at one point in my life, what is the common thread? There's a tangible relationship between liveability and open space.'

London's population is around 8.8 million, and there is around 30 sqm of public open space for every Londoner. But with the population increasing, that proportion obviously comes down, and is a quarter of what those living in Vienna enjoy. So how

do you create a liveable London, Arney asks, given the affordable housing crisis, density issues, and PRS situation within greater London, rather than simply relying on more transport solutions into the capital? And how do you create more open space? The whole question occurred to Arney as he flew in and out of London, seeing central London's large areas of green space, but also massive rail corridors that radiate like spokes outside the hub of London. So the firm is engaged in ongoing research – with an exhibition tentatively planned – to look at land that could feasibly be turned over to accommodation

'There's a tangible relationship between liveability and open space'

of open space, and air rights to pay for it. Places like Euston Station could be bridged across, with half going to air rights and the other half being open space, suggests Arney. There could be a new body or special purpose vehicle created such as that used at the Olympics to implement such a strategy, something Arney sees as an element lacking in most of the proposed solutions to London's housing crisis. 'The open space value is massive, both from a physical and a mental wellbeing standpoint, and the savings are phenomenal. The value of existing open space alone brings health benefits of £5bn by asset value, calculated by the NHS. And

you can save just under £1bn a year by providing good access to green space. So there's a lot there that starts to build up this rich tapestry of what liveable London might be.'

The practice has been growing in the UK, and has a number of key projects on the go, including a project on a former retail park in Mill Hill which Arney says is the 'poster child of suburban intensification'. This too exemplifies that open space is as important as the buildings themselves, says Arney, and is in for planning with over 700 units of PRS – 20 per cent London market rent and 35 per cent affordable housing.

Since launching five years ago in London with just one staff member and no projects, the practice rapidly grew to 20 on the back of some large Canadian projects, and is now up to 75 people in the UK, having added 35 in the last two years. It has also opened an 'English' office in Toronto, headed by Canadian director of architecture Martin Sparrow, which has since grown to 15 people. 'London and Toronto are joined at the hip', says Arney of the twin-office approach.

Projects in North America include the competition-winning Brookfield Place in Calgary, Canada's fifth tallest tower; and the award-winning interior architecture of Deloitte's Montreal and Toronto headquarters. But the move is part of another mini-trend: other British practices have been winning some of Canada's most prestigious contracts recently, with Foster + Partners and Wilkinson





Liveable London – the practice’s Tower Bridge Road office, residential and retail scheme

Eyre appointed on two of Toronto’s largest schemes. ‘There is such a love of British architects in Canada right now’, says Arney. ‘To play off that strength, all we need to do is to design and continue to design well.’ It is about a capital and talent flow between the two (including the Canadian head of the Bank of England). Arney also believes that, ahead of Brexit, Canada is becoming the new ‘sweet spot’ for UK architects. The EU-Canada trade deal CETA was signed last year and promises to strengthen relationships between Canada and the EU – an interesting position for UK firms with Brexit looming and in the context of the current US-Canada trade war. Meanwhile, sister practice Fender Katsalidis is located in Sydney, Melbourne and Brisbane.

Back in London, the practice is working on 100 Bishopsgate with Allies and Morrison; a boutique office in Shoreditch; has consent for

a scheme on Tower Bridge Road in Southwark; and is working on the next building for Lendlease in Stratford, won via a competition; as well as eight hotel interiors in various European cities; the Mandarin Oriental Hotel in Hanover Square; and pre-planning on just under a million square feet of hotel, offices, market and housing on Blackfriars Road, repurposing some of the brick railway arches.

Of the big cities in The Economist’s liveable index, Arney has worked on schemes in Toronto, Calgary, Vancouver, Sydney, Melbourne, Adelaide, Perth and Auckland, and lists Melbourne as his favourite. And he grew up in Perth before studying a masters in Boston (Harvard – ‘I’m still paying it off’) before working in New York, Kuwait and China in the 1990s. But the place he most likes to live is London. ‘Hands down, for me; I got bored being an architect in Australia.’ Development doesn’t have the level

of investment they have in London because land is cheap and there isn’t the cultural respect afforded on the cityscape, Arney believes. Planning is smoother and isn’t held up, but ‘it doesn’t have the rich heritage that you have here’, he adds, with more expected of the architect. Plus he likes the four seasons rather than just the one, and is sensitive to the ‘boomerang of Aussies’. ‘That’s why I chose to be a Londoner five years ago.’ He realised that he could easily be ‘a man without roots’, so chose to drop anchor. He won’t yet steer his 10-year-old son from being an architect (Arney’s own father, Peter, was a ‘big wheel’ in architecture in Perth). Studying abroad and working in New York changed him forever, says Arney, opening him up to a richer built environment experience, he believes. And anyway, he was tiring of the travel and being in London for three months at a time: ‘I was bored of chicken at 30,000 feet’, he laughs. ‘Or fish.’ London was the most engaging place to be.

So what is his ambition? ‘Several things. Make London liveable – we’re in 53rd position; shouldn’t we be in the top 10? And remember how appalling the liveability of Melbourne was before they held the crown for seven years. Why wouldn’t you say in a 10-year time frame you could put all those things in place, where there’s a tangibility of measurement, of people rating London? And I think you actually have to because you’re leaving the EU. Now’s the time we absolutely have to build up “brand London” as opposed to “brand GB”.’

And the ultimate ambition for the practice? ‘In 10 years, we will be the most recognised firm that has shifted the thought that you have to be 50 years old upwards to get the best commissions’, says Arney. He projects the cap to be around 140 staff in London, designing more offices, residential, and hotels – and improving liveability at the same time. ‘So we’re halfway there ... we’re quiet achievers.’ ●

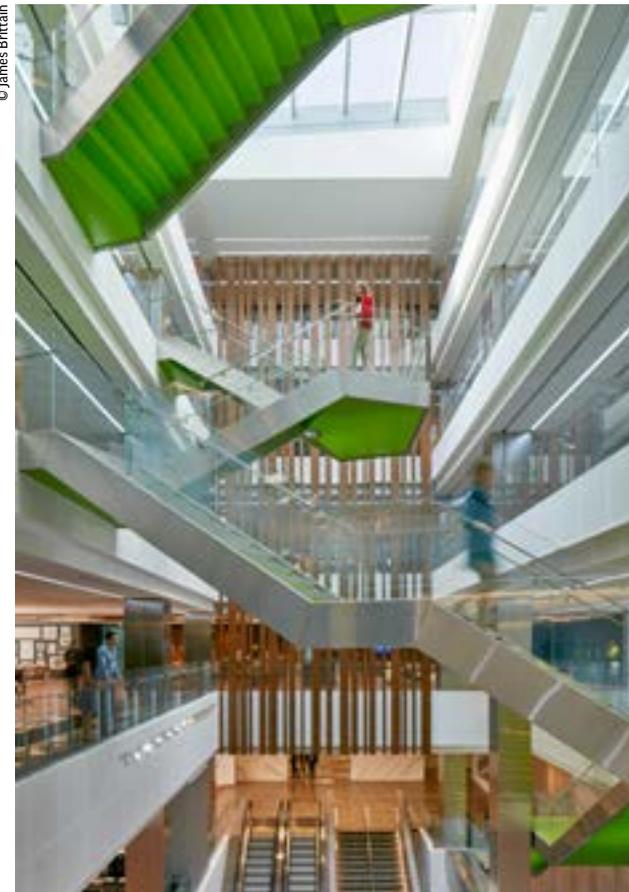


The public plaza at Brookfield Place in Calgary



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AFK Sudios is working with Allies and Morrison on the £400m 100 Bishopsgate project



The firm’s scheme for Deloitte in Toronto

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IN THE THICK OF IT

Gerald Eve senior associate *Samantha Wells* says London boroughs must embrace density to deliver development solutions

Since the publication of the New London Plan last year, critics and proponents alike have responded with detailed and regular commentary. As someone with a vested interest in the document (having contributed to it during my time at the GLA), I clearly have my own viewpoint on where it can make a difference.

The recent push by a number of London boroughs to undertake their own housebuilding programmes indicates something of a step-change in attitudes. Whereas housebuilding has languished at the bottom of their priorities for decades, a trend is emerging that could see London's councils building again.

The current pipeline of 23,600 new homes to be delivered by local authorities within the next five years is an encouraging development, but still falls substantially short of the 65,000 new homes per annum identified within the New London Plan.

So just how do we incentivise local authorities to keep on building and encourage developers to come to their areas, contribute to the ambitious targets facing them and ensure they leave a legacy that enhances their communities over the long term?

Clearly there will be pressure on density in outer London, particularly around Tube stations and key transport nodes. Those local authorities will have to accept high-density development and recognise that there is an opportunity to get creative with solutions.

The first thing in local authorities' favour is that they often have an innate understanding of their communities and their housing needs. When they carefully consider these, listen to

their residents and respond with appropriate plans, they are more able to deliver ambitious projects. And they are now emboldened to do so by a Mayor who has proved willing to intervene and support schemes that maximise land use, achieve good affordable housing levels and enhance existing infrastructure.

The biggest challenge facing local authorities at both the officer and the political level will be spearheading a cultural change that high density, large-scale development is a matter for central London only. The reality of the demographics is that the whole of London has to take some of the strain of its increased, and increasing, population.

Both City Hall and local councils need to offer reassurance that the New London Plan small sites policies aren't a 'garden grabbing' exercise but, rather, a means of maximising the development potential of all spare land, particularly in areas with good public transport accessibility.

The suburbs have good amenities – parks, schools, town centres, and good bus routes – and are well placed to absorb appropriate levels of additional development. To do this, local authorities will need to attract the best masterplanners, architects and private sector partners. A genuine commitment to placemaking will prove to be the key differentiator and will help to optimise the potential of sites, a point reinforced in the latest NPPF where high-quality buildings are seen as 'fundamental' to the planning and development process. 'Quantity must never compromise quality', as the new Secretary of State has been quoted saying. ●

'The reality of the demographics is that the whole of London has to take some of the strain of its increased, and increasing, population'

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CIVIC CENTRED

Sheppard Robson associate partner *Gavin Robinson* says we need to think laterally about preserving London's civic gems

I have spent the last 12 years helping the London Business School (LBS) create a new satellite campus in the capital. Most of this time was focused on interrogating and repurposing the Old Marylebone Town Hall (OMTH) and transforming it into a 21st century centre of teaching. The project – which hinged on the refurbishment of OMTH's Council House and Annexe, while adding a bold new glass and steel entrance and lecture theatre block – has been a process of ensuring that one of London's great civic buildings is reinvigorated.

Now that the centre is up and running, it seems an opportune moment to reflect on London's numerous other notable and historic town halls. In particular, to consider how these often beautiful and masterly crafted civic buildings can be preserved and adapted to ensure that they are both relevant and in full use. The productive and unusual partnership between LBS and Westminster City Council offered an effective solution to rejuvenate two heritage buildings – a relationship that unlocked the potential of an asset in need of repair.

Generally, the high quality of the original construction materials meant that the OMTH buildings were incredibly robust; however, we were surprised by how malleable the existing spaces were to creating a modern teaching and learning environment. The new insertions offered an opportunity to create bespoke teaching spaces, yet the real challenge was to incorporate modern services within the listed interiors, while addressing the concerns of the conservation officer.

Through our long involvement with the building, we discovered why these

special spaces are highly regarded by the local and international community, with their celebratory nature heightened by the qualities of the original building. We spent time rediscovering the original finishes, proportions and features – a number of which had been concealed or remodelled. This makes you wonder how many of these wonderful details are currently hidden from view in buildings across London.

The process of repurposing and extending the life of a building such as this requires a definitive architectural approach, which – in line with recognised conservation philosophies – is determined by the clear distinction between faithful restoration works and

any contemporary insertions. When transforming a prominent historic building, taking such a position is made considerably easier when working with a client and project team that understand the significant difference between a pragmatic refurbishment and genuine stewardship of a valuable asset.

A lateral approach and the transformative impact of this project could have an interesting bearing on a number of other important civic buildings, which speak of London's history and character. They too could find fruitful partnerships that bring their historic buildings – which might currently sit underused and underappreciated – back to life. ●



© fotofraus



The business – from Marylebone Town Hall to LBS' Sammy Ofer Centre



© Grant Smith

PEOPLE, NOT PIPES

Engineer Hilson Moran is looking to its next 40 years in business to concentrate on 'environments for life', not just the nuts and bolts of making buildings work. By *David Taylor*

'Think people, not pipes'.

That was the advice given to Hilson Moran by a client almost a decade ago. And, having heeded that tip in its crusade to provide what it calls 'environments for life', the firm has never looked back.

The phrase is principally about how the company – which celebrated its 40th anniversary last year and is, like AKT II, owned by Swedish outfit Tyréns – could move forward and do more in spheres such as wellbeing, for example, with its solid work and expertise in WELL Certification. It is about how the practice seeks to interact with the team and how it retains and builds on its talent – some 260 staff across the UK and in the Middle East – as an attractive place to work and train on the job, through its academy programme and through lunchtime seminars and talks. But it is unquestionably also about how engineering is viewed by the public and other members of the development team. 'Boring', clearly, is only that side of the business that deals with drilling into the ground.

I meet up with five of the firm's main players at the practice's London home for almost the last 20 years at Hay's Galleria on the south bank of the Thames. It has proved a convenient location for staff, not least since the improvements to London Bridge station, but the firm has an eye on getting something more representative and less old-fashioned when it has to move next in a couple of years' time, when the lease expires. Something, perhaps, more like the firm's 'new standard' – the Manchester office in the Neo building in the city centre, which won the first

'gold' WELL rating outside London (there are no platinum buildings in the UK but three gold and one silver so far). 'It's interesting when you become your own client', says commercial director John Deasy. 'Because it's a busman's holiday when you give it to everyone else – being your own client it is interesting particularly with the WELL thing, where the criteria are pretty stringent.'

This WELL award, says Deasy, is based on a number of elements including air quality, lighting, cooling, but also, interestingly, the nutrition of its staff, albeit judged on the food available on site – and even the hygiene of fridges – rather than, say strict monitoring of their daily habits. It measures on day one and then every two years, so you can't just do it and get away with it, says Deasy. But things like sourcing low volatile organic compound (VOC) furniture that isn't made with solvents, mastics and so on is not as easy as it sounds. 'It's a fantastic opportunity, bearing in mind what we do for clients, to practice what we preach', says MD Chris Plummer. 'We've been there and done it, and tackled the problems ourselves.'

Indeed, WELL is a big part of the firm's future, one senses, especially since it has a team of WELL accredited professionals (APs) and was dubbed an 'innovator' in the field by WELL Building Institute CEO Rick Fedrizzi. As a service line for the company, it was clear that they had to excel, says director of sustainability Chris Birch. 'We thought it was really important that we walk the talk.'

Some criteria were bread and butter, says Birch, and HM is aiming to be

assessors in future, when those and new criteria may be applied to schemes other than offices. HM is doing nine such WELL projects in various stages of design, including educational facilities.

'The uptake of the WELL scheme is quite amazing, really', says Birch, despite its voluntary nature. A fair number of speculative office developers are going for it, as well as end users in both private and public sectors, and the spread has been national. 'It's that differentiation in the market place, especially for those refurbis. It does change the feel and look of a building.' There are also lots of stats around absenteeism and sick days showing

'WELL certification is that differentiation in the market place, especially for those refurbis. It does change the feel and look of a building.'

that WELL also contributes to better efficiency, keeping the staff happy (and therefore making the employer money). 'It's a win-win all round', says Plummer. 'For many years we have been looking at all these individual things anyway, it's just good engineering practice. This is bringing it all together and making it a composite approach.'

Hilson Moran itself contributes to staff gym membership and other perks as a part of this principle. It has 265 staff overall in six offices: the main two in London and what Plummer describes as the firm's 'ancestral home' in Farnborough, along with Manchester, Cambridge and the Middle East –

Qatar and Abu Dhabi. And it is the last two of those offices that are associated with some of the sexier projects under HM's control. These are the stadiums associated with the World Cup in Qatar in 2022, which are being engineered to cope with not just the environmental stresses of providing comfort to players and spectators alike in harsh temperatures, but also the prospect of providing a viable legacy for the sites concerned. The company worked first on the 40,000-seater Al Thumama stadium, which led to another key scheme there, says international director Tony Morris, the competition-winning Ras Abu About stadium in Doha,

“Environmental engineer” probably comes closest. Because fundamentally we engineer the environment in all its aspects.’

Qatar. This, says the firm, is a unique and sustainable design constructed using shipping containers in a part of the world where the enjoyment of outside space is becoming more the norm. HM show a neat video explaining the design, where the containers are demounted after the event ends, to be used elsewhere. It is thus the world's first fully modular, movable and reusable stadium, solving some of the issues of legacy that were played with as part of London's successful Olympic bid. 'It's a very exciting project for us', he says of the 'plug and play' concept. Hilson Moran provided mechanical, electrical and public health services – known as MEP – as well as work on sustainability, acoustics, vertical transportation and security consultancy. By designing the shape of the building correctly, the cool air will stay in the bowl, explains Plummer. But it is this broad mix of expertise that Hilson Moran offers that leads me to ask what they call themselves. Are they a multi-disciplinary company? 'Environmental engineer' probably comes closest, says Deasy. 'Because fundamentally

we engineer the environment in all its aspects.'

They helped to create a new environment at Rathbone Place with Make Architects – a 'good sustainable story' with a shared energy system across the scheme – and with whom it also worked at 48 Leicester Square and on a future unnamed 'very major office scheme'. The firm worked on 20 Fenchurch Street, but were unconnected with the unfortunate 'burning' incident on a Jaguar car caused by the Walkie-Talkie tower's glazing during the building's construction back in 2013. More seriously, it helped the 34-floor building include the first fuel cell in the City, along with PV panels, grey-water harvesting and other energy-saving measures that achieved a 31 per cent pass margin over Part L and keep it on course for a BREEAM 'excellent', post-occupancy.

Some 80 per cent of the firm's work is repeat business. But on the forward projects list there are also a number of key schemes for London, not least the Royal Albert Docks, where it is working with Advanced Business Parks and Farrells on the 35-acre site being transformed into a mixed-use scheme comprising office, leisure, retail and ancillary residential buildings over some 3 million square foot. Unusually, the project will include its own district energy system at the request of the developer. Or there is the formidable retail double of work at Brent Cross Shopping Centre, a £1.4bn extension and modernisation to help it cope better with future trends such as digital shopping; and Croydon Centrale for Hammerson to designs by Leslie Jones Architecture. More work on low-energy strategies is also in play at 100 Bishopsgate, the tower by Allies and Morrison and Woods Bagot for Brookfield Multiplex/Great Portland Estates that features a facade designed to achieve high thermal performance while optimising natural daylight.

But perhaps the most exciting is HM's commission to create one of the world's leading hotels for Rosewood and Qatari Diar in the former US Embassy on

Grosvenor Square. The services equation is an interesting one, with the David Chipperfield-designed scheme involving digging down for basement spas and swimming pools without disturbing the scheme's listed facade or 'diagrid'.

Over the years, the firm has gradually increased the number of services it provides, from the initial MEP to lifts, fire engineering, security, acoustics, all of the things that are relevant to a building and the spaces around it. It has also got into infrastructure and sustainability in a broad sense from helping clients to write their own plans right through to ecology. 'The ethos has always been very much working with good clients who want a job done properly.' From beginnings in Farnborough, set up by Jim Hilson and Peter Moran, it has spread geographically too and, adds Plummer, likes to think it is ahead on innovations in technology, at the forefront of CAD and then BIM, and the software behind it. The firm seeks to set out its stalls on collaboration with clients and architects to create efficient buildings that strike a balance between architectural aspirations and engineering. 'Our position is very much as a team player and an innovator.'



© Chris Snook Photography



← Wellness in action – Hillson Moran's own Neo offices in Manchester

↓ Plug and play – The Ras Abu About stadium in Doha, Qatar



← 20 Fenchurch Street, 'unwrapped'



Making buildings work – John Deasy, Mary-Louise Schembri, Chris Plummer, Chris Birch, and Tony Morris

Nowadays, though, there is a lot more emphasis on the occupier and user of the facility in question, adds Deasy. ‘Certainly, over the last five years we have become a lot more human-centric’, he says, ‘and a lot more interested in how people interact with spaces and buildings.’ The firm has engaged more with architects, space planners and urban realm design. ‘We don’t really see ourselves as MEP engineers any more. We see ourselves as providing environments for life.’

Behind this strapline is a thrust to providing more than bits of buildings and in fact all aspects of human comfort. ‘Our philosophy is “think about the wider aspects”. Don’t always think about your particular element because you won’t then give the client the best service as ultimately you need to contribute to design rather than just being a problem solver.’ The problem at the moment in education is that many engineers are taught only to be like scientists, but much more subtle challenges crop up in the real world, Deasy believes, that need to be thought about in a more holistic manner – practical engineering with a human-centric approach.

In residential, says sustainability consultant Marie-Louise Schembri, the firm’s work includes making simple, intuitive controls for residents and homeowners, especially relating to the ‘hot topic’ of overheating, and more and more the firm is brought in at an early concept stage, often saving energy by simply re-orientating buildings.

In much the same way, HM’s work in security is often at the strategic level in terms of planning in masterplans, in addition to the customary notion of the subject being all about security cameras, card readers and face recognition. And having it in-house means the firm can offer the client and architect more of a complete service, says Deasy, aided by new technology. The firm also has a big thrust towards research to keep up to date with new and draft legislation, including on the London Plan, for compliance-hungry clients. And its R&D work includes on tall buildings, resilience, and on photochromic glazing with Saint-Gobain, with a product that performs as well as double glazing with less glass, and can change facade appearances as it moves around the building.

And yet, in the media and property press, engineering as an industry is relatively under-represented; rarely seen as anything more than just ‘pipes and wires’, says Plummer. After all, how a Ferrari looks is what makes people buy them, rather than what’s under the bonnet. ‘I’ve been on a life’s mission to convince people that it’s really important and interesting’, says Deasy. Engineering is also male-heavy, so HM is keen to get its 22 per cent women ratio up, getting into schools to talk to pupils about the prospects this industry offers, but happily interns and work experience people generally go out enthused about engineering.

‘The engineer was always the person driving the steam train, traditionally. In this country you still are, whereas in other parts of the world you’re considered on a level with a lawyer or a doctor.’ The same is true of an architect or senior structural engineer. ‘We’re never going to do it, as lonely Hilson Moran’, Deasy says with a grin. ‘But ultimately we’re on a bit of a mission to get people to understand that it is important – that it does make buildings work.’ ●



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THE POLITICS OF PUBLIC REALM

MSMR director *James Bell* suggests that taking a leaf out of the EU's protection for rural landowners might also help the urban realm

The EU's Common Agricultural Policy (CAP) aims to help provide a decent standard of living for its farmers and a secure food supply for its citizens. UK farmers currently receive about £3bn each year, and the Government has committed to maintaining this level of subsidy for five years after Brexit. Following that, however, it has signalled a preference for a system based not on the amount of land farmed, but on the public benefits delivered, requiring farmers to protect the environment and enhance rural life.

But these are not just changing times for the rural environment – the urban environment is also under pressure.

The role public open spaces play in the physical and psychological well-being of citizens has been recognised since Victorian times. John Ruskin said: 'the measure of a city's greatness is to be found in the quality of its public spaces, its parks and squares', and Octavia Hill, co-founder of The Kyrle Society, the template for the National Trust, believed in the 'life-enhancing virtues of pure earth, clean air and blue sky' for the urban poor.

Now, the continued urbanisation of the population and the drive for increased density mean the need for public open space is as pressing as it has ever been. At the same time, cash-strapped local authorities are struggling to maintain existing spaces, let alone create new ones. Over the last couple of decades, the private sector has stepped in to fill this gap and now some of London's best-used public spaces are privately owned – Granary and Paternoster Squares, More London. Our forthcoming mixed-use project Ransome's Wharf in Battersea for Dartmouth Capital



Private funding, public space – Ransome's Wharf in Battersea

includes a major, landscaped public piazza at its heart with pedestrian routes leading from it to the riverside. This is seen as key to supporting the development of a vibrant new community on this site and is an exemplar of the private sector understanding the benefits of, and therefore subsidising, public space.

But even trees are coming under increasing risk. Strong anecdotal and improving research evidence is now emerging on the loss of urban canopy cover. Sheffield Council's well-publicised decision to fell 6,000 trees, only averted by a public outcry, was an attempt to balance

their amenity value with their maintenance cost and insurance risk.

So, if a system of subsidies incentivising protection of the environment works for rural landowners, why not apply the same system to urban landowners? Might this be a way to incentivise best practice among private owners of public space? Qualifying requirements could include openness and accessibility, provision of wildlife habitat, recreational facilities or even just trees. London's 300 garden squares, up to 230 of which are private, might be a good place to start. ●

SCHOOLS AND AIR QUALITY

Ramboll associate *Graeme McCutcheon* says it is time to make our schools – and the areas around them – healthier environments

If schools are where our children go to learn and grow, why are so many of them failing when it comes to achieving healthy and comfortable indoor environments?

The UK has the highest prevalence of childhood asthma among all European countries. In 2016, it was reported that 443 primary schools in London are exposed to levels of nitrogen dioxide that breach EU legal limits, and which the Government accepts are harmful to health. This number dramatically increases to more than 800 when other educational institutions, including nurseries, secondary schools and colleges, are included.

School-aged children are more vulnerable to airborne pollutants than adults, and thousands of young Londoners are currently breathing in the city's toxic air in playgrounds and classrooms.

As part of his call for a clean air revolution, Mayor of London Sadiq Khan has commissioned a report, carried out by UCL and the University of Cambridge, to review existing evidence and assess the indoor air quality (IAQ) of six London schools. The report found differences in pollution levels between classrooms depended on a range of factors, including building characteristics, design and maintenance.

This rightly highlights the role building designers and engineers can play in creating healthy indoor environments that protect and improve the wellbeing of London's schoolchildren,

in both refurbished and new school buildings.

In urban areas, a significant proportion of indoor air pollution results from outdoor air pollution penetrating the building. Factors such as high-pressure weather, configuration of surrounding buildings, and the location of rooms all impact on pollutant concentration.

For new-build schools in the UK, there is a focus on natural ventilation rather than mechanical ventilation to minimise energy consumption. Under BB101 (draft 2017), for naturally ventilated rooms there is a limiting criterion of 2,000 ppm to reduce concentrations of carbon dioxide. With poor air quality in London, can we really say that this criterion can be met with opening windows when the external environment is so poor? Looking at Danish schools, they have made significant steps in recent years to improve air quality in schools, so we have naturally collaborated with Ramboll experts in Denmark to learn how to further improve school design. Danish schools target a maximum of 900 ppm of CO₂ in classrooms, resulting in most new-build schools being mechanically ventilated. Although this can have an impact on energy consumption, research has shown that doubling ventilation rates in classrooms improved performance by 14 per cent.

Creating optimum IAQs requires a holistic approach. The design and build of the structure are obviously key

factors, but furnishings, carpet and cleaning products all have a significant impact on Volatile Organic Compound (VOC) levels. Potentially harmful VOCs are emitted by a wide array of products, so providing end-user guidance on suitable products will help to maintain a healthy IAQ.

For existing schools, expensive retrofitting of ventilation equipment may not be possible. As part of the Mayor's Air Quality Fund, several London schools were given funding to take targeted action to reduce local air pollution as a means of improving outdoor and indoor air quality.

'Research has shown that doubling ventilation rates in classrooms improved performance by 14 per cent'

A variety of methods were tested. The most successful included: increasing green infrastructure with green walls/screens and planting more trees around school perimeters close to busy roads; community engagement and education programmes; and anti-idling initiatives.

Clearly, the improved school environment depends on including all of these. While better-designed buildings are hugely important for providing a better learning environment, reducing external pollution levels and improving the design of our cities also has a vital role to play. ●

EALING ... IN LONDON

Ealing Council's executive director of regeneration and housing *Tony Clements* explains how the borough is capitalising on the Elizabeth Line

When the first Elizabeth Line trains pull into Ealing's five new stations – the most for any London borough – Ealing will be a 'Zone 1' travel destination with journeys from and to the centre of London and Heathrow Airport just 10 minutes each way. These new connections have given us the springboard to regenerate land and town centres around the stations, such as in Southall. Here we have recently announced a developer for The Green, which will bring nearly 500 new homes and 200 new jobs in retail and office space, so that the area is able to realise its potential.

A decade ago we set out our stall via the Ealing In London brand as an attractive destination for responsible regeneration. We tightly integrated the housing, property, transport and planning functions, and worked with developers to help them get planning consents, rather than adopting a passively judgemental approach to planning. We also looked to use our land and other resources to catalyse development activity. The result is more than £5 billion now being invested across the borough. Developer confidence and the Elizabeth Line impetus have had the snowball effect of energising existing businesses. Our recent successful Acton Business Improvement District (BID) demonstrates how much local companies got behind the idea of investing in Acton.

We are committed to building 2,500 genuinely affordable homes in the borough – one of the highest London Plan targets by 2022. Broadway Living, our housing company

established in 2014 to build and manage market-price rental housing and to undertake estate regeneration as the lead developer, will help us to achieve this. On our estates, such as Copley, we have adopted a Scandinavian model – investment in the rental model – refurbishment plus demolition and rebuilding with rentals at different price points within the same building. Nine housing estates have benefited from a billion-plus investment, which has turned no-go estates such as South Acton into an award-winning highly sought-after neighbourhood, Acton Gardens. The estate has 11 phases and phase five has just launched with 129 genuinely affordable homes for rent and sale.

New 'towns' will also emerge along the Elizabeth line. Southall, especially, has huge capacity for growth. Southall Waterside is being built on a 35-hectare site, and will comprise 3,750 homes, 74,000 sqm of commercial space and all the infrastructure to support a thriving new community, on what was once the gasworks. It will connect, complement and enhance Southall's well-established multi-cultural town centre.

Filmworks in Ealing Broadway will create an eight-screen Picturehouse cinema, restaurants and retail, and will open up new pedestrian links to connect the high street to a park and green space. Currently under construction, it will rival any other evening entertainment venue this side of London. Opposite, Dickens Yard, which will be completed this

autumn, has turned a former council-owned car park into an attractive pedestrianised retail and leisure quarter, with a new piazza, 700 homes including 159 affordable units, and £7 million in S106 contributions towards public improvements.

Other key schemes soon to start are the redevelopment of the Victorian Town Hall to restore it to its former glory as a civic and community centre, with boutique hotel and the construction of a more efficient 21st-century council office. This will free up space for 470 much-needed homes on today's council HQ site. Broadway Living will manage 235 affordable units here, as well as on other sites in the borough including 198 build-to-rent units at Greenford Green, which is recreating the former GSK site as a mixed-use canal-side neighbourhood.

Ultimately, at the heart of all of what we and our partners are setting out to achieve is responsible regeneration that integrates new housing into neighbourhoods, allowing the local community to benefit from development. Social enterprise initiatives such as Street Elite that helps unemployed youngsters, community upcycling schemes, and clear and green wasteland plot days, all help build and bind relationships between long-established residents and their new neighbours.

As we get ready to welcome the Elizabeth Line, let it be known – Ealing is no longer just the last stop on the Underground line, it is at the very heart of London's regeneration. ●



Greystar's Greenford Green in the north of the borough – a new mixed-use canal-side neighbourhood, with 1,439 BTR properties



St George's Filmworks development – an eight-screen Picturehouse cinema, restaurants and retail, and links to green space in Ealing Broadway



View of Ealing Broadway towards the centre of London – left, council HQ and Town Hall redevelopment site, and St George's Dickens Yard site; right, St George's Filmworks site



RAISING OUR AMBITIONS

Argent Related partner *Nick Searl* says the densification of outer London needs to remember wider placemaking principles



Densifying well-connected locations in the outer zones of London has an important role to play in addressing our city's housing needs. Those new homes are so important, but so too is the wider evolution of the places within which they are built – an evolution that should put the needs and aspirations of existing communities at its heart, while also providing reasons for new people to want to be there. 'Densification' in these areas can and should mean so much more than just isolated high-rise buildings near to Tube or mainline stations. The opportunity is to create (and in some cases re-create) thriving neighbourhoods and public spaces, particularly where larger tracts of land are available to develop genuinely mixed-use places.

'Densification can and should mean so much more than just isolated high-rise buildings near to Tube or mainline stations'

Delivering great new workspaces – whether large or small, in new buildings or old that attract both local and new businesses to an area – is vital to realising this ambition. Just take a look at the Bussey Building in Peckham. It means people coming into the neighbourhood each day, rather than residents just leaving to work elsewhere. The ground-floor experience defines how we feel about a place, and office workers mean a daytime population that makes shops, restaurants and leisure amenities viable and sustainable. Over recent years, we have seen this

kind of office-led urban success in previously run-down locations of central London such as Southwark Street and King's Cross. There is no reason why the same kind of success cannot be realised in the right outer London locations.

Argent Related has set its sights on exactly these kind of opportunities with its new projects at Brent Cross South and Tottenham Hale, both in Zone 3. At Tottenham, just over 1,000 new homes will be delivered over the next few years with new public spaces, retail, restaurants and workspace. At Brent Cross South, where we are working in partnership with Barnet Council, new workspace for around 25,000 people will underpin diverse and sustainable ground-floor uses,

making it a place where, we hope, its 15,000-plus residents will not only want to live, but will want to stay and build families and communities. Schools, healthcare facilities, community and cultural spaces will all add to the mix. Importantly, Brent Cross South will also benefit from play and sporting facilities across a 50-acre playing field that will serve local people while also attracting those from much further afield.

Raising our collective ambitions for what well-connected, self-sustaining, outer London neighbourhoods can be is where things start. Having public sector, local communities and private-sector developers willing to work together to find creative solutions is how these ambitions will be realised. ●



Tottenham Hale – 1,000 new homes, public spaces, retail, restaurants and workspace

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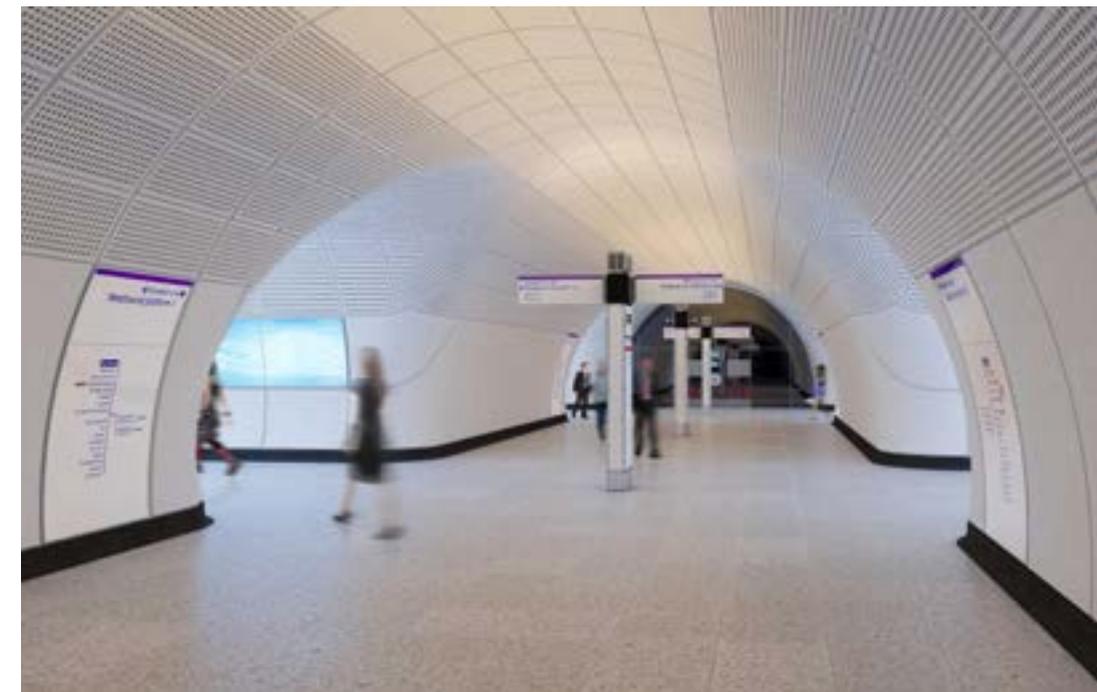
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THE ELIZABETH LINE-WIDE IDENTITY

Grimshaw partner *Neill McClements* on the line-wide design package his practice has created for the Elizabeth line – now opening next year – alongside package lead SNC-Lavalin’s Atkins business; product and wayfinding designers Maynard; and lighting designers GIA Equation



←
Wayfinding
'trees' in the new
Elizabeth line

The 18th-century philosopher David Hume suggested that, ‘truth springs from argument amongst friends’. Looking back to our first meetings with Crossrail’s station architects in 2009, this sentiment seems appropriate. The scope split between the station architects and the line-wide design team was ‘fuzzy’, and Crossrail’s head of architecture, Julian Robinson, suggested we all get together to bring this into sharper focus. Despite concerns about competing ownership, a positive series of discussions ensued which set the tone for the project.

A pivotal outcome of these dialogues was support for an architectural strategy that embraced a strong,

line-wide identity below ground where engineering and functional requirements are similar. This strategy involved creating a consistent design which unifies the line while

‘We were determined to build on the legacy of the early Underground stations by architects such as Leslie Green and Charles Holden’

complementing the unique street-level station environments that respond to their own urban contexts.

As architects for the line-wide design, establishing this clarity was an

essential first step for us in order to create an authentic design response for the tunnelled environments. We were determined to build on the legacy of the early Underground stations by architects such as Leslie Green and Charles Holden. Authorship of these spaces also meant that we could take a holistic design approach where products are seamlessly integrated within the architecture.

The scale of engineering within the Elizabeth line is breathtaking, and we fought hard to preserve the full extent of these spacious tunnels for passengers to enjoy. This meant routing primary services away from tunnel linings, to allow the cladding to

sit tightly against the fluid-sprayed concrete forms, to effectively 'shrink wrap' the engineering, while indirect lighting further expresses the full volume of these heroic spaces.

We designed pared-back environments which came to life through the creation of hard-working servicing components including platform-edge screens, tunnel end walls and free-standing totems which integrate technology such as lighting, speakers and cameras. Here, a material palette of 'back-painted' glass and stainless steel is designed to complement the wider family of products such as signage and seating to create a contemporary design language that strengthens the line's identity.

From the outset, we knew that user testing and prototyping would form an integral part of our design process. The line-wide concept was rigorously tested through the construction of a full-size mock-up of a platform tunnel environment within a warehouse in Bedfordshire. Through extensive prototyping, we achieved a level of refinement that would not have been possible on a one-off building.

Personally, I am extremely proud to be part of this multidisciplinary collaboration, which adds to London's rich history of line-wide design. It has been a pleasure to work with some of the country's finest architects and engineers and to form genuine partnerships that will endure long after the project is finished.

NLA visits TCR

The NLA team recently had the honour of visiting the new Tottenham Court Road Elizabeth line station while under construction – realising a dream we've all had for years, writes *Jenine Noble*

We eagerly gambolled down the road from the NLA offices to the new Dean Street entrance, where we were met with the new purple roundel – our first glimpse at the Elizabeth line which will soon transform London's transport network. More

than 600 people are working on the station at the time of writing, with station architects Hawkins\Brown and contractor Laing O'Rourke leading the project.

Our preview of the site started at the Dean Street entrance, which embodies a very different atmosphere to the typical station hall – this one seeks to reflect the nocturnal culture of Soho, with an interior that is entirely clad in black glass, black steel and black concrete, creating a sleek, tailored entrance to the iconic neighbourhood. Descending the second tallest escalators in London (second to Angel), the ticket hall gave way to the new platforms we'd all heard so much about.

The scale of the tunnels has often been spoken of, but it still

surprised – enormous double-height sinuous spaces, with 234-metre-long platforms. Although the station was clearly very peaceful with no trains running, one can only imagine that the scale means it will be a much more enjoyable experience than the rather poky Underground tunnels we're used to.

Walking along the platform, we saw the original spray concrete still visible in places – offering an exciting glimpse into the innovative construction of the tunnels – before it is tidied up with sleek panelling.

Moving through to the main hub of the eastern ticket hall – adjoined to the existing Tottenham Court Road Underground station – the design becomes much brighter, with white glass and stainless steel

reflecting the 1960s iconography of the nearby Centre Point. Positioned over the escalator, Richard Wright's commission emphasises the transitional nature of the space, with the ceiling's raw concrete surface augmented with delicate gold-leaf patterns to create an artwork that will appear and disappear as people move through.

Once complete, over 200,000 people will pass through the station every day, with the station set to be one of the capital's busiest interchanges. The Elizabeth Line's opening has been hit by delays and cost overruns, but the full length of the line (running from Reading to Shenfield) will now open next Autumn. And we, like many Londoners, are very excited to see it in full flow. ●



Wave-form: the cladding sits tightly against fluid-sprayed concrete forms



↑
The new purple Elizabeth Line roundel



Space and light – a platform at Tottenham Court Road

ALAN HAYES DAVIDSON, 1960–2018

Robert Gordon Clark on a pioneer in the field of architectural visualisation whose images changed the way we viewed buildings

Alan Davidson was an architect, artist, technologist and pioneer who founded the UK's first and leading visualisation studio Hayes Davidson. Many readers of national newspapers and magazines over the last 25 years will have seen the computer-generated images (CGIs) of famous buildings such as the Tate Modern, the London Eye and The Shard. Designed by globally renowned architects, it was Davidson's company that brought them to life, first to aid decision-makers on whether to grant planning permission, and then to provide the promotional imagery for the developers of those buildings.

'At the age of 12, he saw David Bowie on tour as Ziggy Stardust, and perhaps this was a part of his inspiration to experiment and push boundaries'

Alan Hayes Davidson was born in 1960 and grew up in Aberdeen. He was educated at Robert Gordon's College before studying Fine Art and then Architecture at Edinburgh University. At the age of 12, he saw David Bowie on tour as Ziggy Stardust at the Aberdeen Music Hall, and perhaps this was a part of his inspiration to experiment and push boundaries in a way that would set him apart from many of his peers in later life.

In 1979, while still at university, he purchased a Sharp MZ-80K, one of the early consumer microcomputers,



↑
Davidson: visionary visualiser

the start of a lifelong interest in technology and computing. He worked in Fiji for his practice year at Architects Pacific, a company which had invested in the Apple Lisa and the Apple Macintosh systems. On graduating, he moved to London and practised as an architect and architectural illustrator using the Macintosh and Harvard University's 'Schema' beta software as a core part of his illustration process.

In those days, architectural illustrators tended to work alone and relatively slowly using traditional materials such as pen, ink and paint to show how buildings would look before they were built. Alan foresaw the potential for larger, specialist illustration studios using computers. So in 1989 he founded Hayes Davidson (using his middle name to imply there was more than one person in the company), the UK's first CGI-based architectural visualisation practice. His core belief was that 3D modelling and rendering were not just an aid to artists, but more importantly were an inevitable and essential part of the base camp required to lead to a fully simulated re-creation of the world around us, as well as new worlds.

Early work included collaborating with the Richard Rogers Partnership on Channel 4's offices in London and commissions from the likes of Zaha Hadid, Norman Foster and Wilkinson Eyre. By the mid 1990s, Hayes Davidson was pioneering many different approaches to architectural CGIs, including interactive illustrations, animations and touchscreen systems.

Sensing that cities and development was changing rapidly, in 1997 he bought and refurbished a warehouse building in Paddington, previously used by the musician Peter Gabriel, and he created the first purpose-built studio for CGI-based architectural illustration.

Alan was passionate about ongoing

education for artists, and a dedicated facility in the building allowed for weekly seminars, which continue to this day. The lofty studio with its 10m-high ceiling and 15m-wide projector screen was, and remains, a grand and impressive space for clients and for the legendary parties he threw for the industry.

With the National Lottery in full swing in the run up to the Millennium, the studio was commissioned to illustrate many subsequently iconic London buildings before they were built or extended, including the Millennium Wheel (now the London Eye), the Tate Modern, Terminal 5 at Heathrow, the Millennium Dome (now the O2), the Royal Academy, the Royal Festival Hall and the British Museum. He was fascinated by London and studied the physiology and psychology of how we see the city, leading to his appearance as an expert witness at public inquiries of major London developments. He rejected what he felt was the pseudo-science of the official London guidelines for the placement of large or tall buildings, instead proposing a human-centric approach based on an understanding of how we actually see, and notice, built form. In many ways Hayes Davidson provided London with a window into its future.

Recognised as experts in the visualisation of architecture and the built environment, the studio gained a reputation for collaborating with many of the world's top architects and designers, all of whom became close friends of Alan, including Kengo Kuma, Jean Nouvel, Thomas Heatherwick, Simon Smithson and Mike Davis of RSHP, and David Marks of Marks Barfield.

Alan was diagnosed with Motor Neurone Disease (MND) in 2012, which he fought with the same energy he had brought to his business. In the six years leading to his death, he led the

move at Hayes Davidson to employee ownership and the studio continues to flourish today. He also established the Alan Davidson Foundation, which supports many causes including MND research and care for those with disabling neurological conditions.

By the time of his death, Hayes Davidson had produced over 20,000 'virtual' or CGI images for buildings in hundreds of cities across the globe. Four books have been published and in each he insisted on thanking all artists, past and present, as he believed it was collaborative effort that had produced the work. The RIBA collected works by the studio for their drawings collection, and images are exhibited in the architectural galleries of the V&A.

'A driven yet gentle and unassuming polymath, Alan believed, like Noel Coward, that "work is more fun than fun"'

A driven yet gentle and unassuming polymath, Alan believed like Noel Coward that 'work is more fun than fun'. His sense of adventure and appetite for challenge extended to extreme activities such as high-altitude skiing, open-sea swimming and bungee jumping, and he was a more than competent blues guitarist. Despite MND, he continued to enjoy adventure, including free-fall parachuting and a zero-G flight in California. He signed up for the Virgin Galactic space programme, aiming to be one of the first 1,000 humans to travel beyond Earth's atmosphere into space. Sadly, the programme's delay meant he would never fulfil his ambition to be a Bowie 'star man'.

Alan married Elaine Cowell in 2016 who, along with many close friends and his sister Jane Craik, cared for him through to the end. ●

BRIEFING NOTES

Our regular round-up of conferences and events at NLA



GREAT ESTATES

Digital and devolution failures threaten London development

Developers and local authorities must get better at taking communities through the benefits of their schemes as well as the items they may need to work on together, against a background of more effective partnership working. But London is facing a difficult battle to stay competitive, given a central government that does not view digital infrastructure as a high priority and its refusal to allow the capital to spend the taxes it raises.

Those were some of the key issues to emerge at a conference with Grosvenor, convened in part to discuss its 20-year vision.

The session was kicked off by Grosvenor chief executive Craig McWilliam, who explained that the estate's vision 'has almost nothing in it that we can do alone', and that challenges for the capital include solving an 'acute' housing shortage, which will require 'bold leadership' to turn around. It has proposed a new neighbourhood in Bermondsey with a pipeline of 9,000 homes, and the real-estate sector in general has delivered greatly across the capital, he said. But it was also true that the benefits of new places are rarely associated with the actions of developers. 'They're often perceived as part of the problem', said McWilliam. 'Like all businesses, we face growing calls to explain our value to society. The truth is that at



Developers bonding with the community – Grosvenor's Anna Bond

Grosvenor – just as at other property companies – we have failed to tell a story in clear enough ways.' Public trust in the planning process and intentions of the property industry, McWilliam went on, is deteriorating, and developers need to make a profit but also deliver wider social benefit. 'We have an enormous and positive opportunity to recast these conversations', he said.

LSE director Tony Travers said that much of the tax raised by London is kept by the Treasury, and the capital struggles to lobby effectively for pay-outs – beyond infrastructure like Crossrail – because of its perception as a city that looks rich. 'There's a risk of underinvestment', he said. 'That is the single biggest threat.' Another challenge to central London is that other parts of London are more 'interesting' than they once were, and the centre of gravity is heading east. 'It's still a highly successful place, but what is needed is reinvestment, and thoughtful reinvestment, for it to remain competitive.' Questioned whether his moves with the London

Finance Commission had fallen on deaf ears, Travers said that central government was not the best advert for well-thought-through policies. 'Yes, we haven't succeeded yet', he admitted. 'But I remain endlessly optimistic, in a kind of pessimistic way.'

Cluttons' head of research Faisal Durrani pointed to London's poor status in digital infrastructure as another key problem – reinforced by Dame Judith Mayhew Jonas from the audience floor – with a YouGov survey of 500 office workers saying it was now the fourth most important consideration for people when looking at new offices – and valued at a £4/sq ft premium in the West End. 'For London as a whole the key issue is around infrastructure', he said. 'In the wake of Brexit, the last thing we can afford to do is be complacent.'

Other speakers at the event included DSDHA director Deborah Saunt, who said London had made major advances in placemaking and a 'recalibration of the hierarchy' on our streets over the last 20 years,

and Jenny Packham CEO Matthew Anderson, who urged that London resist the 'cut and paste' of our high streets. Donald Insall Associates' Tanvir Hasan made a plea for embedded energy to be included in sustainability measures, Make Architects' director Katy Ghahremani for a relaxation of use classes to better aid ground-floor vitality, and Urban Space Management founding director Eric Reynolds for an urgent need to improve government and retain the value of heritage. 'For God's sake get off your bottoms and get yourself to be a mayor or something', Reynolds urged the audience. Westminster City Council's director of place-shaping Deirdra Armsby added that local authorities have to make a bigger effort to 'enable, educate and energise' their communities to get involved in the strategy side of things. 'We need

'We're not actually making a place. We're evolving a place'

to be taking the conversation to them rather than standing in a hall at 7 o'clock at night, because that doesn't work', she said. And British Land's head of Canada Water development Roger Madelin said the quality of political leaders needed to improve – it was becoming harder in the age of social media to develop, many exhibiting 'compulsive objection disorder syndrome' – but that placemaking was perhaps anyway a misnomer. 'We're not actually making a place', he said. 'We're evolving a place.'

Finally, Grosvenor director of the London estate Anna Bond said the estate had taken back the management of Grosvenor Square from Government and will be launching an international ideas competition to 'reimagine' the historic square, which will be followed by a formal design competition next year.

CULTURE

RA redefines itself through Chipperfield scheme

Programme Champion: South Bank BID

The Royal Academy of Arts used its David Chipperfield-designed remodelling process to question its place in the world over the last 250 years and ask what it can be over the next 250.

So said the RA's head of architecture and Drue Heinz curator Kate Goodwin just six weeks after the new RA's opening, at an NLA breakfast talk to explain the scheme's key moves. 'A building project asks you to think about what you are as an institution and what you want to be', Goodwin said. 'If you want to build something, you have to be able to express what you are.'

This meant, she said, demonstrating to the public the institution's key components – not just the blockbuster exhibitions but also the school itself,

along with new additions created by the work such as a shop, lecture theatre and gallery spaces.

But perhaps the biggest key move, said Peter Jurschitzka, studio director, David Chipperfield Architects, was in linking the two buildings of Burlington House and Burlington Gardens.

The RA bought the latter building in 2001, with the architects winning a competition for the new RA in 2008. 'It very quickly became clear that it doesn't really make sense to have two separate buildings', said Jurschitzka. 'We needed to link the two.' What now looks like an obvious solution took a lot of negotiations and modelling – with a link bridge changing what used to be two separate institutions with a 'fence' between and a courtyard that was 'basically a rubbish tip' – negotiating level differences, a slight change of axis and accommodating a stair and lift. Concrete was 'an obvious solution', but the double-skinned, loadbearing structure is a first in this country, claimed Jurschitzka. The architect also took the audience through other elements of the project, including the link vaults and a lecture theatre that was created on the site of one removed in the early 20th century when it changed from being a University of London building.



← Inside and out – the new RA



The new RA renovation has created 'new experiences, new connections and new conversations'

The architects chose a horseshoe format, which works well with its 250-person capacity as well as with as few as 20 in an inner circle, and benefits from good levels of daylight.

Goodwin said the result in the RA's 250th year has been a good chance to articulate what the institution is all about, including its status as a 'destination', with assets including a bookshop and library. The £56m scheme, which included a £12.7m National Lottery grant, was produced while remaining fully operational

and had resulted in 'one RA' rather than the two disparate entities and buildings that existed before, now with another new extra entrance that will be important once Crossrail comes onstream at Bond Street. The other entrance is now also blessed with a more 'generous' space and with better facilities and flow beyond. 'It is about new experiences, new connections and new conversations', said Goodwin. 'It gives us 70 per cent more public space and it changes, I think, what we are.'

ON LOCATION

Isle of Dogs glimpses 'ultra-high density' future

The developers and architects creating what will be the densest area of the UK must strive to provide enough social infrastructure or risk losing both its essential character and the living standards of the strong local community.

That was one of the key messages to emerge from an NLA conference on location in the Isle of Dogs, an area which will become 'ultra-high density' when a series of tall buildings are realised for the area, but whose impact the GLA hopes will be ameliorated by a new Opportunity Area Planning Framework.

Keynote speaker John Biggs, the executive mayor for Tower Hamlets, said that the area will soon be the densest in the country and has 'ambitious targets', albeit with a few 'bumpy edges along the way' and a desire to use the 'wealth of developments to meet the needs of its community'. But beneath the surface there was a 'silent epidemic' of housing need, as well as a desire for the next generation to be able to stay in the area if it can. Biggs said he had also noticed that the days of the early noughties – where people of all incomes live alongside each other, was something people no longer talked about. 'People do like development, but the enormous impact on the infrastructure, the impact of ultra-high density, is something that is causing some stress in our community', he said. Making sure that the OAPF reflects the needs of the people and local opinion was of key significance, he added. 'It's what

happens behind the bricks. It's getting that right that is important.'

Tower Hamlets principal place-shaping officer for strategic planning Michael Ritchie said that the Local Plan for the area is aimed at managing growth and sharing the benefits, with five areas identified for tall buildings, and an expectation that heights will descend away from the central core and Canary Wharf cluster. The authority is looking at ways of monitoring high density over time and at how it impacts on quality of life. From the GLA's perspective, said its growth strategies manager Shelley Gould, Opportunity Areas are 'absolutely key to delivering the growth London needs to continue being a successful world city, with the main focus in the Isle of Dogs being to overcome issues of severance'. But working with the locals has been important in feeding into the narrative of the document too. 'We had some quite tricky workshops with local communities and sensed straight away that there was an enormous interest in what was happening to this area', she said. People were in particular concerned about pressures on transport, schools and open spaces, as well as the impact of so much construction at such a scale on such a small area. The GLA developed a design-led 3D toolkit, while Transport for London director of spatial planning Lucinda Turner emphasised the need to continue the integration of land use and transport being 'absolutely critical to deliver good growth'. Improvements include new DLR trains to deliver 7 per cent more capacity, perhaps lengthened trains and increased frequency plans for the Elizabeth line, and continuing the move away from car use to more walking, cycling and public transport.

Tower Hamlets infrastructure planning manager Matthew Pullen showed how the 'unprecedented' levels of S106 and CIL moneys could and should be spent, with anything



High density future - the Isle of Dogs on location

from £260m to £430m of developer contributions expected towards a potential £1.2bn infrastructure cost. 'We need to think about how we're delivering liveable places, and infrastructure planning is a big part of that', he said. Engagement and communication, he added, is vital. 'There's a lot of talk in planning about housing and numbers. We need to give people the confidence we're making places.' Canary Wharf ward councillor Andrew Wood, however, showed how a lack of playspace in the area was a worrying trend, pointing too to the needs for new primary and secondary schools and GP surgeries. Wood added that it was 'insane' that the Isle of Dogs Neighbourhood Planning Forum, of which he is secretary, was the only organisation to have produced a 3D model.

The conference also heard from speakers including Fred Pilbrow, senior partner at Pilbrow & Partners, about its hyper-flexible, mixed-use schemes at C2 Wood Wharf and Alpha Square, set to form the 'kernel of a new district in West Marsh'. Ballymore director of town planning John Turner, meanwhile, took the audience through schemes including

Goodluck Hope and City Island, and Jestico + Whiles associate Emily Lawrence showed how New Union Wharf aims to give the 'streets back to the people', and include a riverside walk that helps create a sense of identity and place.

Finally, in conversation with NLA chairman Peter Murray, former chief executive of the London Docklands Development Corporation Eric Sorensen said that this is an area of change, throughout history, but that change of this scale requires a very confident local authority – one danger was that a number of towers can provide a 'less than inspiring' ground-level experience. The area needed to also be prepared for 'accidents' and 'chance' of the kind that led to the Canary Wharf development in the first place. Canary Wharf Group managing director Howard Dawber said that what happens at the Isle of Dogs is hugely important, and that with the projected growth, much more workspace is required alongside the homes and that necessary social infrastructure. 'Thirty-one thousand extra units will need more than a cycle bridge to Rotherhithe to cope', he said.

PLANNING

More than housing – south east bids to raise quality

*Programme Champion: British Land
Programme Supporters: AECOM,
BECG, Gensler*

How can the wider south-eastern region of the UK complement and help London’s growth while maintaining quality and avoiding the alienation of its existing communities?

A conference at NLA – ‘Beyond London Boundaries: Growth in the Wider South East’ – sought to find out.

The issue, said Design South East director and conference chair Chris Lamb, was a ‘vexed’ one, especially without a regional plan, and his organisation had seen an ‘extraordinary difference in quality’ in terms of what is built inside and outside the M25. We are at a ‘tipping point’, said Lamb, but at least there is a huge opportunity to create strong communities throughout the region.

Keynote speaker Sadie Morgan, deputy chair of the Thames Estuary 2050 Growth Commission, said that the Secretary of State for housing, communities and local government James Brokenshire had been ‘incredibly supportive of the work we’re doing. I hope he will reflect that with some cash, but we will see’, she said. The Commission’s plan was an attempt to create something ‘deliverable’ that was ‘greater than the sum of its parts’, encouraging communities and local authorities to work together. The report, which garnered 100 responses in consultation and some 400 separate ideas, provides a ‘very clear case’ for

investment in the area, particularly on infrastructure to address existing constraints and help create a ‘tapestry of productive places along the river’. Priority projects it recommends include three new Thames crossings, the ‘absolutely critical’ extension of Crossrail to Ebbsfleet, airport expansion at Southend and a supercentre of health and wellbeing in north Kent. ‘It will only happen if the governance is right’, said Morgan.

GLA planning manager Darren Richards detailed how London is now talking to the wider region through various arrangements, bodies and working groups, set against a background where migration to the region has been increasing and numbers commuting into London growing – and from further away. But what is the boundary of the region anyway, wondered Lamb. How do we define it, and is the region more polycentric, rather than London-focused?

‘It’s a slight red herring that if we just build beautiful we will be able to build more’

For Arup economist Alexander Jan, the way London’s ‘volcanic effect’ has of sucking people and talent into the capital before disgorging it to the rest of the south east was a ‘remarkable phenomenon’. It was, he felt, progress that conversations were now happening in earnest between London and the South East, but it was important to look to the soft infrastructure too. Furthermore, ‘who pays is incredibly important in this equation’.

Martin Ivatt, senior urban design consultant at Essex County Council, bemoaned the lot of today’s planner, but showed how the authority is seeing regeneration, particularly with estate schemes in Southend, while Barbara Cooper, corporate director of growth, environment and transport

at Kent County Council, said it was crucial to look beyond just housing numbers. ‘We did not just evaluate schools and roads’, she said. ‘This was about what was the price of all infrastructure going forward. What was the true cost of growth?’ And it was important to mine all available sources of funding from central government and beyond. ‘I’m a complete and utter tart’, said Cooper. ‘I will chase whichever horse has the saddlebag.’

The conference also heard from Design South East head of design advice David Tittle, who questioned central government’s shying away from key decisions on national policies such as green belts (‘unfortunately green-belt policy is seen as untouchable’, said Jan), claiming that the closest there is to a national policy is that ‘a field in every village will get built on’. But the quality of accommodation being provided in communities is important ‘because it determines whether those high-density places are really communities or purgatory’.

AECOM director of design, planning and economics Patrick Clarke described the three levels of place – garden cities of 15,000 homes: Ebbsfleet being the only one designated by government so far; garden towns of 10-15,000 homes, and garden villages of 6,000 or more homes. But the region needs better planning of strategic infrastructure provision, said Clarke. Proctor and Matthews Architects director Constanze Leibrock showed 10 principles for a liveable neighbourhood, including a coherent narrative, boundaries and thresholds and inclusion of space for interaction, including effectively dealing with cars, bicycles and refuse. There was time for other thoughts, including on how you deliver on quality as well as quantity, and head of London at Built Environment Communications Group Max Camplin’s contention that people

support more housing in their neighbourhood, but that the issue is not design but infrastructure – the need for more schools, nurseries, play spaces, and dealing with issues like traffic. ‘It’s a slight red herring that if we just build beautiful we will be able to build more’, he said. Camplin suggested that more should be done with VR so people can see what it might be like to live in a place and even floated the idea of instigating a kind of citizen’s jury – 12 people alongside a planning inspector to ensure community buy in and endorsement.

Summing up, Lamb said it was clear that we need to engage better with the people delivering schemes across the region, particularly volume housebuilders; that perhaps there was a model for this ‘megapolis’ we could look to; and that maybe it was time to set up a design charrette for the South East of the kind that NLA helped to run for the draft New London Plan.

WORK

Workplaces should concentrate on creating the right culture

The workplace of the future will be more about creating a ‘community’, both inside and out of buildings, with developers and architects becoming more ‘facilitators’ and ‘encouragers’ to create the right culture in which workers can thrive.

Those were some of the key takeaways from What Workers Want – an exploration of the changing nature of workspace, held at NLA.

Lendlease head of offices Sherin Aminossehe kicked off by saying that we spend in an average 80-year lifetime around 3,900 days at work, or 92,000 hours, and that 25 per cent of employees say that work is their main source of stress. In the US, 28 per cent of workers said they gained 5-10kg due to sedentary workstyles, while in Japan, Aminossehe added, some 10,000 workers per year drop dead at their desk as a result of working 60-70 hours a week. There is even a word for this in Japan – karoshi.

But workplaces need not be this way. Aminossehe said that Lendlease is looking at creating its next ‘forever home’ as well as building out its 12m sq ft pipeline of projects, and is concentrating on reducing stress through design, adding more flexibility and, for example, highly visible stairs to improve wellbeing. But it was also aiming to make workplaces relevant to the areas they sit in, bringing local communities back into offices and creating lively street frontages rather than just internalising everything. ‘The future of workplace needs to be connected, inclusive, sustainable, contextual and well designed’, said Aminossehe. ‘We are facilitators; we are merely the encouragers to create the right culture that allows the worker to thrive.’

Deloitte’s head of real estate workplace consultancy Clare Bridger said that her firm has reduced its footprint by 3 per cent while doubling its headcount, and has striven to create a flexible and future-proofed workplace at New Street Square. But it was not just about the buildings, she said, pointing to the creation of a programme and spaces for staff and clients with a general drive to moving away from ‘owning’ spaces, and even devising wayfinding screens for people to find the right available work settings, armed with information on local air quality and

temperature. ‘We’ve created spaces to meet and build relationships with our clients in a different way’, she said.

The old models are very dangerous, as Kodak’s move into economic hardship through neglecting the rise of digital had shown, said Arney Fender Katsalidis director of interiors and workplace strategy Matthew Kobylar. Buildings should also be more resilient and able to ‘flex’ more with changes in technology and other areas; ultimately, to be more ‘long life, loose fit’. Kobylar suggested that the top three things workplace designers should heed are: the impact of daylight and views, that of biophilia, and control – there is a 5-6 per cent reduction in business process time where space is optimised for flexibility.

‘We are facilitators; we are merely the encouragers to create the right culture that allows the worker to thrive’

Other speakers included CBRE global workplace solutions director Muriel Altunaga Aguirre, who said that ‘data may be the new oil, but talent is the tanker’, adding that in a survey conducted this year, 98 per cent of firms do not expect Brexit to have a significant impact on their employment levels, 95 per cent don’t expect it to impact profitability levels and 70 per cent of firms have no contingency plans to relocate businesses elsewhere in Europe. British Land’s Mike Wiseman stressed the need to invest in public space, as the company is doing throughout its campuses. Meanwhile, project updates included Allford Hall Monaghan Morris associate director Will Lee’s walk-through of The Post Building, whose cycle facilities are being designed in association with Rapha; John Robertson took the audience

through his firm's design for 33 King William Street for HB Reavis; and Joe Morris, founding director of Morris + Company (formerly Duggan Morris) showed how the R7 building his practice designed for Argent was an attempt to provide extra services for staff within, with an Everyman Cinema and Spiritland in a landmark building that 'draws people through'.

Tishman Speyer human capital management managing director Anouska Naran agreed that it was important to create 'communities' in its buildings, updating the services it offers as landlords to tenants, partially through its 'Zo' concept – which even has sleep pods bookable in 15-minute increments via an app. Elementa associate principal for sustainability Nathan Miller showed the growth of the movement towards wellbeing and

'Wellness is not the absence of illness, it's about creating spaces of positivity and beauty'

'overwhelming' evidence on the increase in productivity it can bring – 'wellness is not the absence of illness, it's about creating spaces of positivity and beauty'. And, during a panel discussion, The Crown Estate's senior asset manager Jon Allgood said that it is producing a 350-desk flexible work space as part of its role as a 'service provider' rather than as owner. 'We're trying to delete the word "tenant"', he said. Finally, Ziona Strelitz, director at ZZA responsive user environments, said that according to lots of independent cross-sectoral studies, people wanted a choice of location above all. But after that they wanted rewarding work in the main. 'Workplace is only an enabler', said Strelitz, adding that the 'community' many wanted lent itself most to smaller buildings and spaces, with the larger firms now looking for ways to 'break down the bulk'.

TRANSPORT & INFRASTRUCTURE

Active travel provides a key to UK health

Programme Champions: AECOM and Transport for London
Programme Supporter: Engenie

London risks bequeathing its 'bad habits' of a lack of exercise on the next generation – and the resultant steep cost on the nation's coffers – if it fails to urgently sort out improvements to its cycling and walking infrastructure.

That was the view of deputy mayor for transport Heidi Alexander as she gave her inaugural speech in the role at the NLA's annual Active Travel summit.

'Our city is slowly being choked by dirty air, and we don't do enough exercise', she told the audience. 'We need to sort this out urgently, and our

ambition now has to be backed up by practical action.'

Alexander said urgent steps should be taken to improve road safety for cyclists in the wake of six cyclists – one every two weeks – dying on London's roads since May. Against this background, and that of the launch of the GLA's Vision Zero report last year, Alexander said it was therefore a 'disgrace' that Westminster City Council took legal action to stop TfL from starting Cycle Superhighway 11, aimed at reducing danger to cyclists outside Swiss Cottage Station.

Cycle Superhighways 3 and 6 had seen an uplift of 54 per cent and 32 per cent in their use respectively, and new cycle routes, 'no matter what they are called, are equally important'. But outer London has been the 'poor relation' to London's cycling boom, and if the capital is to get to a position where 80 per cent of journeys are made by means other than the car, then 'the outer London challenge needs to be addressed', said Alexander. 'We need to put people and not vehicles at the heart



Heidi Alexander – Westminster City Council 'a disgrace' for opposing CS11

of the planning process', she said. 'We know what the challenge is, we now have to get on and do it.'

During questions, Alexander said that electric bikes and dockless hiring systems are part of the solution, but safety comes first, and that, given a 'fair wind', it should be possible to triple the amount of protected space for cyclists in London.

Esther Kurland, head of urban design, city planning at Transport for London, showed the work being done on liveable neighbourhoods, with seven schemes with funding at present including Crouch End and West Ealing. Each scheme responds to its own area 'USP' – in these cases being 'hilly and big' and therefore with e-bikes possibly making a difference and making the most of the Elizabeth line, respectively. Over in Barking, said Sarah McCready, project lead of the Healthy New Towns initiative there,

'I believe we are putting 50 per cent storage in new-builds when cycle use is at 5 per cent'

it was about effective consultation, especially with a community that feels 'quite forgotten and excluded from the rest of London'. The team is producing radio memories of residents' connections with the water to support its plans for a floating lido in the borough, for instance.

Walking, cycling and London's public realm were the focus for Ellen Hadden and Deborah Saunt from DSDHA, and the way that the uses of, and activity in, streets change over the course of the day. But Iain Simmons, assistant director of City transportation at the City of London Corporation said that the City was not ready for the influx of people the Elizabeth line will bring, especially as there is already 'not enough room for people on foot'. 'Are we ready for Crossrail One? No', said Simmons. The Mayor's transport strategy, however, was 'magical' and something Simmons had waited a career for, while

ongoing work at Bank Junction had provided a 'beacon' for change.

The afternoon session included a look at Velocity, the competition-winning idea to create a new kind of village in the Cambridge/Oxford corridor. Mikhail Riches director Annalie Riches said the scheme's principles could be applied across England, where villages are 'dying', but the concept will require a change in mindset over car usage. Cycling Score managing director David Farr, meanwhile, looked at the way that cycling facilities have risen up the wish-list for office occupiers – it is now the third most desirable aspect after the price of rent and a building's internet activity.

Brompton Bicycle managing director Will Butler-Adams, however, said there was perhaps too much emphasis in regulations and the London Plan on the need for showers and storage facilities, and that cycle storage 'is not the solution', when a fold-up bike or Brompton hire bike could be part of the answer. 'I believe we are putting 50 per cent storage in new-builds when cycle use is at 5 per cent', he said. Butler-Adams added that, where once cycling was about reducing greenhouse gases, and now air pollution, in fact there was a far more urgent and pervasive symptom. 'I do believe the biggest cost to our society is our citizens' health', said Butler-Adams. 'We have a burden we simply can't afford.' A new breed of electric scooter hire firms coming to the market, including Lime and Bird, were 'bad news' too if they meant people walked less.

Other speakers included Dr Rachel Aldred on the now proven, 'really strong' impact of mini Hollands on active travel, particularly for 'high dose areas' and even after only one year of figures. There was further evidence of this from presentations on real examples at Waltham Forest and Kingston by Gareth Morris, director of what if: projects and Sarah Wigglesworth of Sarah Wigglesworth Architects.

APPG

Time to 'bust the myth' of 'green and pleasant' green-belt land, MP tells APPG

London could contribute a million more homes to the goal of easing its ongoing housing crisis if it de-designated and used some of the scrappier, less 'green and pleasant' parts of its considerable green-belt land.

That was one of the key views to emerge from an APPG meeting on whether it was time to rethink the Green Belt.

The session was introduced by APPG chair Rupa Huq and NLA chairman Peter Murray, the latter also the chair of the London Society which was responsible for originally introducing ideas around the Green Belt to prevent sprawl and provide a green lung for the city, but who called it a 'toxic' issue which politicians nowadays ordinarily shy away from.

Siobhain McDonagh, MP for Mitcham and Morden, has been fired up to investigate the issue, not least from witnessing the distress of 'imminent homelessness' displayed by over half the people at her weekly advice surgery. Housing has become an investment rather than primarily a home, she said, but the public were ahead of politicians on housing and the pressing need to make sites available for development.

McDonagh joined up with academics, economists and experts to report first-hand what some of London's Green Belt was like, especially since 22 per cent of land



Green belts have become a popular distortion – Baron Taylor of Goss Moor

inside London's boundary is so designated and 14 London boroughs have more land designated as Green Belt than is designated for housing. McDonagh found that, not only is just around 20 per cent of the Green Belt accessible to the public as green spaces or has an environmental status, despite green-belt's strong brand, many sites were far from the popular conception. She visited illegal waste tips, scrubland, tyre centres and car washes just minutes from train stations and there were in her opinion 'countless' more such sites. These 'scrappy plots of ungreen land' have led the MP to call for a de-designation of green-belt land within 45 minutes' travel time of London's Zone 1 and within a 10-minute walk of a train station, except for SSSIs or areas of outstanding natural beauty. Here there is space for a million homes, said McDonagh, whose campaign is backed by a wide range of groups including the Adam Smith Institute, Centre for Cities, the London

Chamber of Commerce and the TaxPayers' Alliance. As a nation we sing 'Jerusalem' and get emotional about England's green and pleasant land, added McDonagh, but it was time to stop the music and 'bust the myth' that all Green Belt is actually green, because much of it is nothing to sing about at all. 'The point is there is a widespread agreement that we must

'We must grasp the nettle and stop promising new homes without the means to do so'

grasp the nettle and stop promising new homes without the means to do so', said McDonagh. 'The time for words is over, the time for action is now, and if we all make this change we will all be able to cry "Jerusalem".'

LSE emeritus professor of economic geography Paul Cheshire agreed, saying that the data bears much of this out, with the real price of housing in

London having increased in real terms by five times, but the price of land having risen by 17 times. It was worth remembering that the Metropolitan Green Belt was introduced in 1955 to stop urban development, not for access but 'to stop building houses and nothing else'.

LCCI director of policy Sean McKee said that the Mayor should designate parts of the Green Belt to build homes to rent, not buy, and provide homes for key workers. But the whole area needs a sensible discussion, since Green Belt is a bit like Brexit in that people mention the word and then get behind 'battle lines'. And Lord Taylor of Goss Moor said that the Green Belt has become 'massively distorted in people's minds', with a need to get back to its original purpose, to protect the places we most value but without a general designation, even introducing a concept of different kinds of green belt – a gold belt, red belt or yellow, for example. There should also be a return to thinking of creating new places with pubs and social facilities. 'Why have we given up the idea that we can create fantastic places?', he asked.

Other speakers included Levitt Bernstein senior associate Vinita Dhume, who stressed that London should not be looked on as an 'island', but must embrace a more regional approach as the 'biggest missing part of the puzzle', and Rockwell head of planning Jonathan Manns, who said our views on the wider countryside had changed over the decade, while those of the city had remained largely the same. 'I'd like to suggest that there has been a disconnect between the often irrational shared cultural imagination and the rational evidence-based attempts of planners to consider the built environment as a whole', he said. 'If we're going to rethink the Green Belt we need to do it not in the context of purely the Green Belt or in isolation, but in the contexts of built and natural environments that we want to create.'



Dixon at his new restaurant space in King's Cross

SPIRITLAND

Tom Dixon reveals city planning ambition

Presented with Argent and Spiritland

Tom Dixon had a surprise up his sleeve for an audience gathered to hear his musical choices at Spiritland in King's Cross – the Tunisian-born designer has a secret desire to go from micro to macro by becoming a city planner.

Dixon was asked by NLA to pick eight tracks around which he could talk through his career in conversation with NLA chairman Peter Murray. But after detailing his early life in Tunisia – 'I can only remember camels' – dropping out of the Chelsea School of Art to play bass in the band 'Funkapolitan' (including a 'claim to fame' appearance on Top of the Pops), and work at Habitat helping to re-establish the name, perhaps his biggest surprise was his bid to work at smaller

scales on creating electronic music kit including drum machines for primary schools' syllabuses, and on larger scales, with cities.

'I'd like to do city planning', said Dixon. 'I think buildings are actually quite a small ambition, so maybe larger still. It's quite nice to do macro to micro, but also making sure we do big scale. That's again why I created my own company.'

Dixon said he had already created 'some architecture' for a client in Monaco who unfortunately does not want to publish it, and does fear being put into a box or category as a certain kind of designer. He has even branched out into creating 'washing-up liquid' – but also wants to get into civil engineering.

Asked about his move to King's Cross from an area that had become 'sanitised, isolated and no longer creative', Dixon said he was happy the way things are working out in his new ventures. 'I was kind of sold on the idea that there was a community here', he said. 'I didn't believe it for a minute but I have discovered it.' There was diversity, he said, which he had not expected.

Dixon's life in the funk band was as a bass player, and his love of

Bowie and glam rock inspired some of his furniture, although life in the band supporting other big names like Bananarama and Simple Minds (but also The Clash on Broadway) once they had been signed up was not as good as its early, less well-known days.

Prompted by Dixon, Peter Murray also surprised the audience of dinner guests, whose menu fee goes in part to charity, by revealing that he once met Jimi Hendrix after a gig. 'He was pretty catatonic, actually', said Murray.

The talk, music and three-course dinner followed a tour of Tom Dixon's new studios and new restaurant at Coal Drops Yard, alongside the Thomas Heatherwick-designed retail centre that opens later this year.

Tom Dixon's musical choices:

Edith Piaf – *La Vie En Rose*
Fela Kuti – *Water No Get Enemy*
Cream – *Crossroads (Live)*
David Bowie – *Space Oddity*
Althea And Donna – *Uptown Top Ranking*
Funkadelic – *One Nation Under A Groove*
Prince – *I Wanna Be Your Lover*
Donna Summer – *I Feel Love*



Dixon's new studios at the Coal Office



Dixon at Spiritland



Dixon led a tour of his offices and restaurant



ANNUAL LECTURE

Architects must become more entrepreneurial, warns Leveté

Architects have been wilfully 'sleepwalking' into a position where their powers are eroded and project managers have usurped their role, so must instead regain some ground by becoming more entrepreneurial.

So said Amanda Leveté as she responded to questions after giving the NLA Annual Lecture to a packed audience at the Royal Geographical Society.

Leveté, who took the audience through her main projects such as the nearby V&A courtyard scheme,

'There are new ways that we can begin to explore, and I think that the role of the architect now is to be more entrepreneurial'

and MAAT in Lisbon, said that the architect's role had diminished and perhaps the future should be more about being entrepreneurial, as her team had demonstrated through producing Tincan, a pop-up restaurant specialising in tinned fish in Soho.

'There are new ways that we can begin to explore, and I think that the role of the architect now is to be more entrepreneurial', she said. 'And by that I mean: can we, together with this incredible network of consultants that we have, identify the unmet need, find the site, put together the funding and then do it? Because there is so much money out there and I just want to have a little bit of time to really drill down how we might go about that ...



The packed lecture hall at the Royal Geographical Society



Amanda Leveté in full flow

For me, that is the future, and if you take that position it will allow smaller practices to get off the ground.'

Leveté added that architects were compliant in a resource-hungry competition system that has also led to a loss of respect for the architect, and that project managers sometimes come between architect and client, often meaning that a direct relationship with the client is lost. 'Suddenly it becomes more of

a transactional and contractual one and a much more defensive one.'

It was important to try to break down preconceptions of defensive relationships because contracts are set up to be adversarial. 'It's a wrong way of beginning so you have to overcome that hurdle. In the end, it comes down to personal relationships, and you have to invest in them.'

Leveté also described the ideal client as being one who challenges

and takes forward a project in some way. ‘For me the ideal client wants to go beyond, to advance the debate in some way. That I think is really important.’

Earlier, Leveté showed how the V&A project had signalled something of the end of the era of building as icon through being ‘the polar opposite’ of the Libeskind proposal for the site before. ‘We wanted to create something that was about the iconography of place, rather than building as icon’, said Leveté, altering the relationship between the museum and street by opening up the Aston Webb screen. ‘We have taken the street into the museum and the museum out onto the street.’ MAAT, meanwhile, was a project that ‘speaks of a very visceral relationship between geography and architecture, between the water and the building, helping to root it in its place’. The practice worked with a Spanish firm

‘We have taken the street into the museum and the museum out onto the street’

to produce bespoke ‘crackle-glazed’ tiles to pick up the nuance of the changing light in Lisbon, while at the V&A the firm worked with tiles again, ‘flattening’ a pattern of the structure to rationalise into six tile types produced in the Netherlands and creating a non-slip, heavily researched but subtle glaze in the tile’s grooves that would relate to some of the V&A exhibits. ‘We became obsessed with ceramics’, said Leveté.

Leveté spoke too about future projects, including the Galeries Lafayette (‘to restate what it means to be French’) and a conceptual/strategic thinking competition to work on the setting and iconography of the Eiffel Tower, as well as a forthcoming project to revamp Paisley Museum – and its identity – in Scotland.

SCHOOLS DAY

Get life skills and go for it, Pidgley tells schoolkids at LREF

Schoolkids from across the capital were given a sneak preview of the London Real Estate Forum (LREF) at this year’s event, along with the chance to mix with architects, engineers, developers and others working in the built environment. And they were told by Tony Pidgley CBE, chairman of Berkeley Group, that they will ‘make the difference’ if they acquire life skills, put energy into their chosen paths, and be the best they can be.

Construction Youth Trust CEO Carol Lynch began proceedings



Learning at LREF – Schoolkids get the lowdown on London development

by pointing out that construction industry jobs were ones where people can earn good money and travel the world, before introducing the Berkeley chairman.

Pidgley said he was adopted when he was only four years old by gypsies, who taught him life skills, common sense, and manners, something which lived with him all his life. Pidgley would write down the family’s

‘The key thing is to find that thing you’re so passionate about that you’re working when you’re not working’

money from ‘horse trading’ in a little black book with his father, his first experience of a ‘balance sheet’. ‘And I still follow that “cash is king” to this day’, he said.

The family would discuss and negotiate cash offers for horses, and these life skills and elements of ‘practical common sense’, plus ‘energy’, were the secrets of his



Berkeley’s Tony Pidgley delivers some life lessons for the young at LREF

career. Pidgley decided he wanted to work for himself, had three jobs and bought a lorry. By the age of 19 he had 42 lorries, selling that business to a housebuilder for £500,000. Those principles still run through Berkeley to this day. ‘Everything I do is about autonomy, about respect, about touching people, about making people feel important ... It’s all about the people; closeness, communication, not about the corporate empire, which is where we seem to be going in this country today.’

There are 27 companies in Berkeley today, a housebuilder that started with the principle of giving choice. But Pidgley had some good advice for his audience of youngsters. ‘Whatever you’re going to do, think about it, apply that common sense, don’t let anyone put you off, but be the best at it. If you put the energy into it, and put the passion into it, you’ll find you’ll get there.’

The schoolchildren also heard from AECOM structural engineer Sophie Ashbrook, who explained

several engineering concepts and requirements, partially through a look at The Shard (while also mentioning she once designed a bike for Take That), and LDA Design director Cannon Ivers, who said that landscape architecture, ‘a long art’, was ‘about creating spaces in which people feel they belong’, referring to work at the Olympic Park. ‘The key thing is to find that thing you’re so passionate about that you’re working when you’re not working’, he said.

NLA ran the talks and seminar programme at LREF featuring people including: Twitter vice president Bruce Daisley; Hammerson Chief Investment officer Peter Cole; British Land’s head of operations at Canada Water Emma Cariaga; deputy mayor for housing and residential development James Murray; Wandsworth Council leader Cllr Ravi Govindia; LSE London director Tony Travers; and Pam Alexander, ambassador for culture, Mayor of London’s Cultural Leadership Board.

Coverage of the sessions can be found at www.newlondonarchitecture.org/news

LONDON BOROUGHS

Estate regeneration: empowering communities

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The effective regeneration of London’s housing estates requires a new approach to communicating and working with local residents – with ideas including utilising university architecture students to undergo effective consultation and using social media to help true ‘co-production’.

The ideas arose at Estate Regeneration: Empowering Communities, a workshop hosted at the offices of Notting Hill Genesis to discuss the future of engagement with those who such schemes impact the most.

Mayor’s design advocate David Ogunmuyiwa said he grew up on the Aylesbury Estate, did his first degree in construction management and was a housing officer for Tower Hamlets, so knew some of the key issues and pressures well. But it was important for the development industry to also remind itself of the other point of view and see how hard it is for the public to approach professionals. ‘We only look at it through that one end of the telescope’, he said, with the fear being that it can often appear simply like privileged people designing for other even more privileged people. Instead, the key was to look to ‘meaningful co-production’ with ‘citizen experts’ rather than ‘needy client groups who tend to be “done to”’.

When Manisha Patel, senior partner, PRP and Mayor’s design advocate started out in regeneration, a great deal was done on participation with residents, with a lot more ‘door-knocking’ and the feeling that the resources were there to do so. But latterly this has become ‘stop-start’, with a loss of skills in the industry, and a problem being that today’s higher proportion of leaseholders in estates makes it a more complicated issue to deal with. People can also get confidence and ‘buy in’ to schemes when staff are in place at local authorities for long periods of time, she said, rather than ‘this churn of people’. This, said Fluid director Steve McAdam, makes it difficult for those who are on the receiving end of ‘getting embraced and then ignored’. The private sector tends to move at a different speed from the public, added Max Camplin, head of London at Built Environment Communications Group, with too many unknowns and constant change. ‘The stop-start approach for estate regeneration doesn’t work’, he said. ‘It needs to be done differently. There needs to be a permanence on engagement.’

And yet, said Notting Hill Genesis’ group director of regeneration & assets Jeremy Stibbe, there is a huge amount of good practice around, albeit in a world where the cross-subsidy model has become highly politicised. Karen Barke, head of estate regeneration, LB Hackney, said this is something that arose because other resources could not be relied upon. Problematically, though, it feeds into the wider vision about what regeneration is, said Catalyst’s director of business development, Sue Cooper. Essentially, that should be ‘people, places and property’, but ‘the danger is we fail to invest sufficiently and recognise investment in people alongside the other two Ps’. And yet the people investment can provide the continuity when everything else

is at a lull. Perhaps the focus should be less about changing people’s lives by moving people from poor-quality accommodation into brand new homes, and more about providing opportunities. ‘Unless we bite the bullet, we will create the same problems but in a higher density place’, she said.

Estates could be better called ‘neighbourhoods’, said Chris Setz, part of the community-led developer St Ann’s Redevelopment Trust. But there could also be better use made of the infinitely better communications tools we have at our disposal today than we had in the past, albeit with a rise in anti-expert feeling coming along with that too in this ‘post-truth’ age. But people are ‘angry and upset’, seeing architecture particularly as having failed, said Setz, with schemes imposed on them, leading them to want to defend themselves

‘The stop-start approach for estate regeneration doesn’t work’

against forces ‘which throughout their lives make them an “other”’. Improved communications tools allow for increased ‘granularity’ and minuscule detail towards a more accurate evidence base.

Referendums on regeneration projects are also a vexed issue, especially given today’s political climate. Are they efficient, financially, asked David Ogunmuyiwa. ‘As a structure there needs to be more redistribution of power to people who are being done to, because what you will find is that they will give back trust.’ Certainly, added Jeremy Shapiro, head of community investment and regeneration, LB Camden, the GLA has not been helpful in terms of offering specific advice on how ballots should be run – clearer guidance is needed. The preference in Camden is to avoid using third parties and instead

empower local people and train them up. But ballots can also be easily ‘turned’ in the last couple of days because of what Paul Quinn called the often ‘poisoned well’ regeneration professionals are working in that is created through slogans or social media.

Simply put, added Sue Cooper, we need to talk to residents about the basic premise of why schemes are proposed, how the finances work and what the alternatives are if it is not pursued. Architects could also usefully employ students to help in the process, better utilising the 13 schools of architecture in London, and acquiring new skills in the process. McAdam said that in a real-life example of this in a six-month project with North London University over the Homerton Estate, the community had even come to university campuses for crits and, having overcome their initial feelings of ‘terror’ and intimidation, become very proficient in articulating their needs. ‘It managed to negotiate that power gap’, he said. ‘And a lot of schools of architecture are taking their social responsibility more seriously.’

And yet, said Ogunmuyiwa, each estate is different, and requires a different approach – perhaps what was needed was a process which allowed for more nimbleness; the ability to try something and if it doesn’t work, regroup and start again? ‘We need to create a framework that allows all of that to happen’, he said. ‘That can’t be beyond the wit of all of us together’.

Ultimately, though, said Jeremy Stibbe, the one thing at the heart of this discussion is the cross-subsidy model, and the need for more public investment in some form. ‘We need to get costs down, and show more innovation, but if we are going to get to where we need to be and back to that trust, we need to build more social housing. London is growing, and densification is part of that’, he said. ‘But we can do it – with a bit more public money.’

HOUSING

Communities hold the key for smaller housing sites

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Londoners are getting more demanding about not just the percentage of affordable homes in proposed developments, but also the types, the viability plan and the general definition of what constitutes ‘affordable’ anyway. But the industry needs to get better at showing what growth looks like to get communities on side, and not be too concerned with the ‘numbers game’ if it is detrimental to quality.

Those were some of the key issues raised at the NLA’s bi-annual Housing Update as it looked at the contribution that could be made through attending to density and small sites.

Deputy mayor James Murray said that he felt that having visited boroughs with new mayors just after the election – notably Newham, Lewisham and Waltham Forest – he had been excited to have witnessed ‘real ambition’. ‘Councils will play a crucial role in the next four years in delivering homes’, said Murray, ‘particularly at high density’.

Murray said that it was ‘possible to build the homes we need in London’, even with the ambitious target of 65,000 needed each year as set out in the draft New London Plan, and without building on the Green Belt. But that needed a new way of thinking about density and bringing forward sites, which he aimed to ease by bringing out new supplementary design guidance



‘This is a collective effort’ – James Murray

later this year. This will focus on small sites and typologies – ‘We need to start showing Londoners, with pictures and designs, what high density looks like’, said Murray. ‘I really do mean it when I say this is a collective effort.’ Small sites can change the way we think about capacity in London, but it was essential to gain Londoners’ consent for what we’re planning to do’, he went on. Although the elections had helped show that Londoners are being more demanding on development, asking for definitions of affordable housing, the case for developments will be improved by concentrating on infrastructure, design (‘crucial for winning Londoners’ support, particularly on small sites) and affordable housing.

‘We need to start showing Londoners, with pictures and designs, what high density looks like’

Levitt Bernstein head of housing research and a mayoral design adviser Julia Park said it was clear that the new London Plan ‘means business’ when it comes to density, but that optimising sites was not the same as maximising them in all cases. ‘The pressure is really on. We have to keep a level head and remember how many good homes we can build, not just how many homes.’

Other speakers included LB Bexley chief executive Gill Steward, who stressed the importance of taking the local community with them in the borough’s quest to build 31,000 new

homes – the equivalent of growing by a third again. Bexley has created a new development company headed by Rick Blakeway to ‘disrupt the market’ and lead this charge and set aside £700m for land acquisition. But again, careful development that preserves heritage and history was crucial. ‘We need to be really clear about what people are getting’. TfL head of property development Peter Elliott showed how his organisation is ‘bringing the pounds and pence back’ in non-fare revenue like property development, with his department having grown from five people three years ago to 75 today. ‘The potential of TfL land is vast’. And although there was some scepticism around the kinds of numbers needed – particularly from GL Hearn head of planning Stuart Baillie on the 37 per cent of the annual target that should come from small sites, there was also optimism from people like Riëtte Oosthuizen, planning partner at HTA, who presented the case for intensifying development in the suburbs, especially around 173 station sites that could be developed without changing character. Bptw Partnership partner Neil Campbell described his practice’s ‘traffic light’ assessment of sites in boroughs, while Ilke Homes partnership director Neil McArthur showed his company’s plans for its factory, capable of building 2,000 homes per year, and delivering 350 this year. But the firm was being hampered by frameworks, which have taken no cognisance of modern methods of construction. ‘There are thousands of sites available’, he said. ‘We must be able to access these’.

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COFFEE BREAK

David Twohig, founding partner,
Wordsearch Place

What is your proudest achievement and why?

I have been lucky to have had a few, but it probably has to be setting up Wordsearch Place last year. It is fun to create our own thing and rewarding to be providing real-estate strategies on the six largest schemes in North America.

What would you have been if you hadn't chosen the path you did?

Well I have just set up a brewery in Ireland, so maybe I would have done that sooner – although I am not sure it would have been good for the gut.

Which is the worst building in London?

The new American Embassy. It's not actually the worst, but a building of that stature, partly anchoring a new district in London, should have amounted to more than a glass box wrapped in plastic.

Which is the best?

Battersea Power Station. Having worked on it for over 10 years, it shaped who I am and what I do, but it will also go on to shape the lives of Londoners and the millions who visit, live and work in it when it is open.

What or who has been the biggest influence on your career thus far?

Helping to set up the largest Western-managed real-estate company in China and working for some amazingly talented entrepreneurs there was a career-defining period. I think everybody should take risks when starting out in their career.

What would your advice be to those starting out in your profession?

I think the old development model is broken. As new companies such

as Amazon, Sidewalk Labs and WeWork begin to edge their way into development, traditional developers will need to have a far greater understanding of customers and service in addition to construction and finance. Young professionals need to broaden their education and perspective.

What is the biggest challenge facing placemaking in London?

I think complacency can lead to a lack of progressive thinking. In the US, there is competition in cities and between cities which is forcing them to be more considered in their approach. In London, much of the industry is paying lip service to the idea of placemaking, rather than understanding it as a profit centre. Let's drop the word developer, you are either a placemaker or you're just a builder.

How are you addressing that?

I spent the last 10 years trying to shape the biggest demonstration of place-generated value at Battersea Power Station, which we achieved through record-breaking sales and signing Apple. Now we have set up Wordsearch Place which is expanding this practice and is currently advising on over 50 million sq ft across Europe and North America.

Which area of London best encapsulates good placemaking?

South Bank has been an amazing example of place-led regeneration over the last 20 years. It has understandably acted as a catalyst for the huge redevelopment currently ongoing in the area.

Let's hope that new developments add to the value of the place rather than act as a drain on what has been achieved.

What can London learn from other cities in this area? Where are the main models?

From a place-led regeneration perspective, there is a lot of talent in London, all doing things that the rest of the world looks to as an exemplar. However, this practice needs to be more widespread and be adopted by the 20 or so developers who supply 80 per cent of the stock. The early adopters will be the companies who thrive.

What single thing would improve the planning process?

We can't continue to blame the planning process. Developers need to be self-motivated by the understanding that place equals people and people equal profit.

What would you do if you were Mayor for the day?

Scrap requirements for meaningless cultural strategies and switch the focus to more comprehensive place strategies, of which culture is part. Then I'd engage Wordsearch Place to establish a process by which place value can be measured during the planning process for the symbiotic benefit of both developers and the city.

How optimistic are you about London over the next five years, and why?

Over the next five to 15 years I would be confident in both London and the UK as it repositions itself post-Brexit. However, over the next five years I am less confident but remain hopeful. ●

LONDON BRIDGE STATION

NLA overall award winner London Bridge Station gets the building review treatment.

Client	Network Rail
Architect	Grimshaw
Engineer	WSP
BID	Team London Bridge
Contractor	Costain



THE CLIENT'S ACCOUNT

SAMANTHA WADSWORTH, PROJECT DIRECTOR FOR LONDON BRIDGE STATION REDEVELOPMENT, NETWORK RAIL

The £1bn redevelopment of London Bridge Station has been a feat of architecture, engineering and logistics and is the largest single, one-site, project that I have worked on to date in terms of both scale and level of investment. While this in itself has been a challenge, it has allowed us to employ the best resources, set up unique safety initiatives and develop world-leading management systems and processes. These have all contributed to the success of the project and I feel privileged to have been able to lead this scheme which sets the bar for future station developments elsewhere in the country.

The main challenge has been keeping the station running throughout each stage of construction and this heavily influenced both the design and delivery of the project. This has demanded a forensic level of planning and engagement with stakeholders (including the existing station staff, other interfacing delivery projects, train operating companies and the Department for Transport) to determine the safest way to operate the station, alongside the redevelopment work, while also meeting the needs of passengers.

When opening new station areas, we focused on operational readiness and learned lessons from other large-scale construction projects such as Heathrow's Terminal 5 project, to give passengers the best possible experience from day one.



London Bridge - one of the main challenges was keeping the station running throughout construction

The people and the commitment of everybody involved to work collaboratively to make sure the project has been delivered safely have made this a truly special project to work on. The use of collaborative contract and a continuous drive to ensure that everybody is working together to achieve the same goals has been crucial to the successful delivery of the project.

During the period of construction alone there have been over 17,000 people involved, with their efforts extending beyond 26 million working hours. We have built and maintained an excellent safety record and this is one of our proudest achievements.

We have engaged with our suppliers and learnt lessons along the way and, while we have experienced some significant safety events, we have worked hard as a collaborative team

across a variety of companies to build a positive safety culture at London Bridge, as part of our aim to send everyone home safely, every day.

It's safe to say that the one thing those 17,000 people all have in common is a real sense of pride for playing a part in creating and building this iconic station.

The purpose of this great project is to deliver a better station for our customers. While this has been a challenge, and our customers have remained patient throughout the works, we can now see the benefits and nothing makes me more proud than when I hear their feedback and how impressed they are at how the station is now. I'm looking forward to the station being fully complete and our customers being able to fully utilise the benefits it will bring to their daily lives.



↑
The spacious, daylight new main concourse

←
Streetview, including the distinctive platform 'ribbons'

THE ARCHITECT'S ACCOUNT

MARK MIDDLETON, PARTNER, GRIMSHAW



At the grand re-opening of London Bridge Station in May, I had the great pleasure of describing the design of the station to HRH Prince William, Duke of Cambridge. I did run over my allotted time, but it's hard to capture the many complexities and innovations of the project in only a few minutes.

There is a very large group of people who can rightly claim their part of this redevelopment, and as a highly technically challenging project, the synthesis of operational, historical and construction considerations has required ingenuity, a collaborative spirit, and patience. As the architects, we have worked on the design with engineers Arcadis and WSP, and contractor Costain, with many other consultants and suppliers along the way. It has been complex and demanding, but totally worth it.

London Bridge Station is a transformational project, not just for the design team but for passengers

and local communities. It now links two previously severed communities through new civic spaces which include the grand new concourse; the station's permeability is also improved with two new entrances on Tooley Street and St Thomas Street.

Grimshaw's main ambition for the project is to humanise the journey for all passengers, with an efficient and comfortable experience throughout. Public areas have been carefully designed so they are easy to understand and use, and they are accented with natural daylight and wrapped in textured materials such as timber and board-marked concrete.

Another of our objectives is to make London Bridge a 'destination' station, where new retail and civic spaces provide the opportunity to spend time in the vicinity in new ways. As the fourth most used station in the UK, it is not an island, but is part of the local quarter and other neighbourhoods such as trendy Bermondsey.

Compelling design features are very much a part of this vision, and the new station embraces both its Victorian heritage and modern neighbouring developments such as The Shard. As part of this blend of old and new, we are most proud of the extension to the Western Arcade,

which has new board-marked concrete quadripartite arches, respecting the site's Victorian arches while using warm and durable new materials.

Curvatures found in the arcade mirror those throughout the site, including the platform canopies, which were conceived as lightweight ribbons to contrast the heavyweight viaduct structure that defines the station. Each ribbon follows the line of the platforms, providing shelter along their

'Grimshaw's main ambition for the project is to humanise the journey for all passengers, with an efficient and comfortable experience throughout'

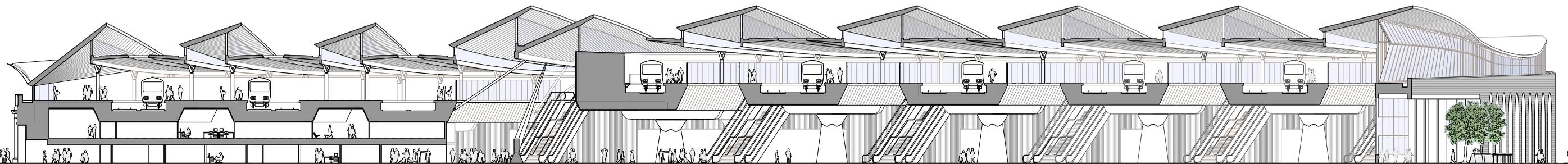
entire length; they ripple and project to denote station entrances and signal the central concourse below.

London Bridge Station is a bold scheme and sets a new precedent for urban infrastructure projects. We are proud of the legacy we have left for passengers and the local community, and look forward to seeing the station breathe new life into the surrounding quarter and the capital's transport network.



↑
The new station embraces its Victorian heritage and modern neighbours such as The Shard

↓
Section, showing the platforms and concourse below



THE ENGINEER'S ACCOUNT

ADRIAN TOOTH, DIRECTOR, WSP, AND JOHN PARKER, DIRECTOR, WSP



Designing and constructing a major infrastructure project such as the 180-year-old London Bridge Station which is used by 50 million commuters was far from easy, and was in fact one of the UK's most complex rail station developments to date.

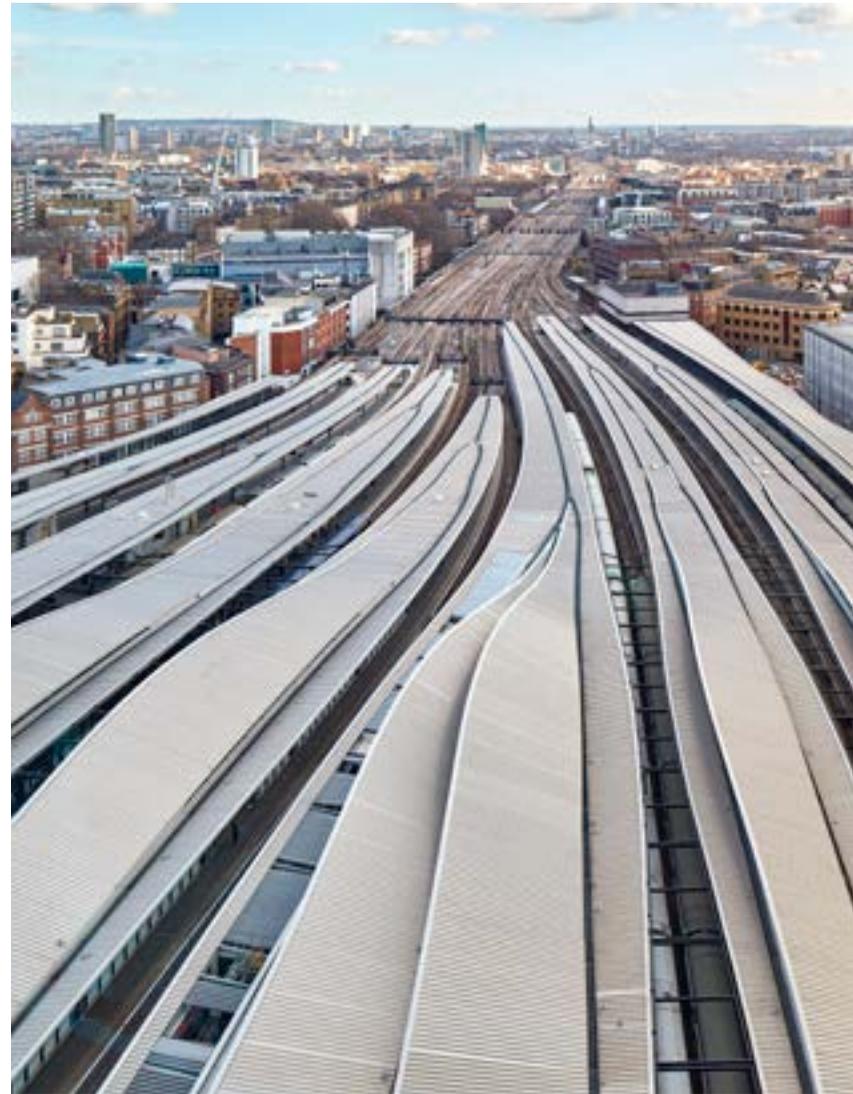
The major capacity upgrade at London's fourth busiest station was part of Network Rail's £6.5bn Thameslink Programme. It involved complex civil-engineering works, new rolling stock and signalling technology, as well as a redesigned station with a new concourse, topped with arguably one of the most iconic roofs in London.

As its structural engineers alongside Arcadis, we at WSP worked with Grimshaw to design the striking full-length steel canopies, covering all 15 of the curving platforms at London Bridge Station.

Network Rail's standards required 'no hidden details', so every structural element on the station needed either to be inspected, or was designed to be maintenance-free. The canopy frames were therefore sealed and pressure-tested to prevent any ingress of moisture during the canopies' 120-year design life.

One of the solutions we conceived saw the creation of the modularised canopy roof. This helped us to reduce disruption and risk to the railway, which continued to be run throughout the redevelopment and only the glazing was added on site.

To deliver this iconic roof, each 3-metre-wide module was craned into position during short night-time construction hours. Lighting was included on the columns, while



© Paul Raftery

walkable gutters, remote from the roof edges, provided access to the glazing.

A spectacular centrepiece of the station is a central atrium that spans nearly 100m and is covered by a north-light roof similar in form to the canopies. The open space below the roof, achieved by using a V-column supporting a 5-metre-deep Vierendeel truss, lets vast amounts of natural light into the concourse.

↑
Ribbon development – the modularised canopy roof allowed the project team to reduce disruption and risk to the railway

THE BUSINESSES' ACCOUNT

NADIA BROCCARDO, CHIEF EXECUTIVE, TEAM LONDON BRIDGE



A redevelopment of the station had been on the cards for a number of years and was one of the main factors that motivated businesses to relocate to London Bridge. Incoming businesses through the noughties loved the area; however, the reliability of the rail services was a concern and the whole experience of using London Bridge Station was fairly miserable, as anyone who navigated its warrens and crowding would testify. The project would be immense – total redevelopment was needed to join the two separate stations and connect the business community in the north to the residential one to the south. This opened possibilities for Network Rail to create a destination station that could be much more than a functional transport interchange and would form the heart of this increasingly significant business district.

The local community of businesses, residents and landowners were very supportive of Grimshaw's design during our comprehensive consultation through 2011. It addressed their concerns about capacity, north/south access, and increasing the retail offer, but crucially the plans aimed to repurpose the Victorian viaduct, using and celebrating the railway heritage.

With the architectural bar set high, we then needed to work with Network Rail to achieve as many of our businesses' priorities as possible in the project delivery. Our response to the planning application included a call for improvements to the surrounding arches and tunnels,



Underneath the arches: more than just a station

integrated wayfinding, protection and enhancement of the cultural offer within the station complex, increased access to the riverside, and the publication of a business communication plan. This matched the aspirations of Network Rail, which was equally keen to make sure that Grimshaw's world-class design serviced its surrounding area as well as the railway infrastructure.

The station site physically dominates the London Bridge area. Its connecting infrastructure dissects the north of Southwark in the form of a huge Victorian viaduct with myriad tunnels and arches. Working within this space while continuing rail services demanded quite exceptional project management and the contractors from Costain were quick to embed themselves in the community and build relationships that would last through the construction. The community liaison by both the Thameslink

Programme and Costain teams became a strong asset as the project matured; public briefings and site tours were engaging and highly valued. We all became enthralled by the complexity of the engineering involved.

Today the finished station is a real triumph. An incredible amount of retail units have been accommodated, mainly using the original the 19th-century structure, to create a new shopping destination. The light and spacious, cathedral-like space at the heart of the station is the antithesis of the old London Bridge, joining Tooley Street to St Thomas Street and turning the station around to open it out onto new public spaces. A London Bridge Culture Strategy has already identified the vast new concourse and its surrounds as new stages for cultural activity, and we're working with the station team to create a programme of artistic content that complements the space and architecture.

THE CONTRACTOR'S ACCOUNT

JODI CHRISTIAN, SENIOR QUANTITY SURVEYOR AND DESIGN PROJECT MANAGER, COSTAIN



London Bridge, first opened in 1836, is one of the capital's most important hubs for commuters and visitors from across London and south east England. In fact, it's the oldest still-active terminus station in the city. Costain joined the London Bridge Area Partnership back in 2011, alongside other partners, to deliver upgrades. These focused on the rail tracks and signalling, helping to meet the demands of new 21st century rail passengers, while protecting the

'The 'trains per hour' of the station has increased from 70, in 2012, to 88, including extended high capacity 12-carriage services'

service people rely on in their working commutes and pleasure trips alike. It was in 2014 that our team received the final concept design and started work on a detailed engineering delivery plan. It needed to be as safe and environmentally and socially sustainable to deliver as possible.

I joined the project in 2016 as a senior quantity surveyor, but quickly saw a need for the team to forecast what the resources profile would look like without having much fixed design scope in place. I had a clear vision of how everything would look if given the opportunity to change, and so I took my ideas to the project director.

The project design team was able to find more efficiencies in the



'The high ceilings and vast open space add a touch of grandeur to the modern station'

delivery plan by altering the design to make much of it prefabricated, and deliverable as 'plug and play' modules. A train station platform is a lot more than just a concrete slab. It's a key part of the passenger experience, and a missed train can absolutely ruin someone's day. Combining changes such as lengthened platforms and a spacious, fully wheelchair-accessible concourse, the upgrade increases the station's yearly train passenger capacity from 50 to 75 million. As well as a remodelled and refreshed street-level concourse, the station now provides 16 extended platforms, connecting the south coast to the heart of the capital. The 'trains per hour' of the station has increased from 70, in 2012, to 88, including extended high capacity 12-carriage services.

One of Costain's projects was to build the Vierendeel truss, a 90-metre

steel truss that supports the roof in the centre of the station and divides the terminating and through platforms. The high ceilings and vast open space add a touch of grandeur to the modern station – flooding the area with natural light and making it an enjoyable and exciting place for people to travel through.

The redevelopment of London Bridge Station isn't only a landmark project for Costain, but has been a landmark moment in my career. For the past 20 years, I have worked in construction, beginning my career as an assistant quantity surveyor on regional contracts. For me to come to this project as a commercial quantity surveyor and leave as a design project manager is a real achievement. I have also benefited enormously from a fantastically motivated team where no challenge has been too hard. ●

→

The upgrade has increased the station's yearly train passenger capacity from 50 to 75 million

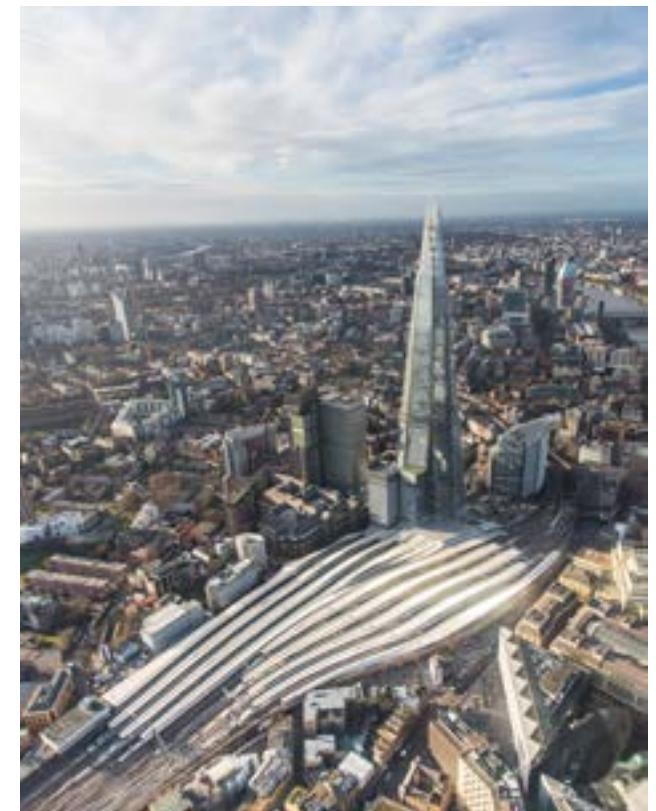


© Rick Roxburgh



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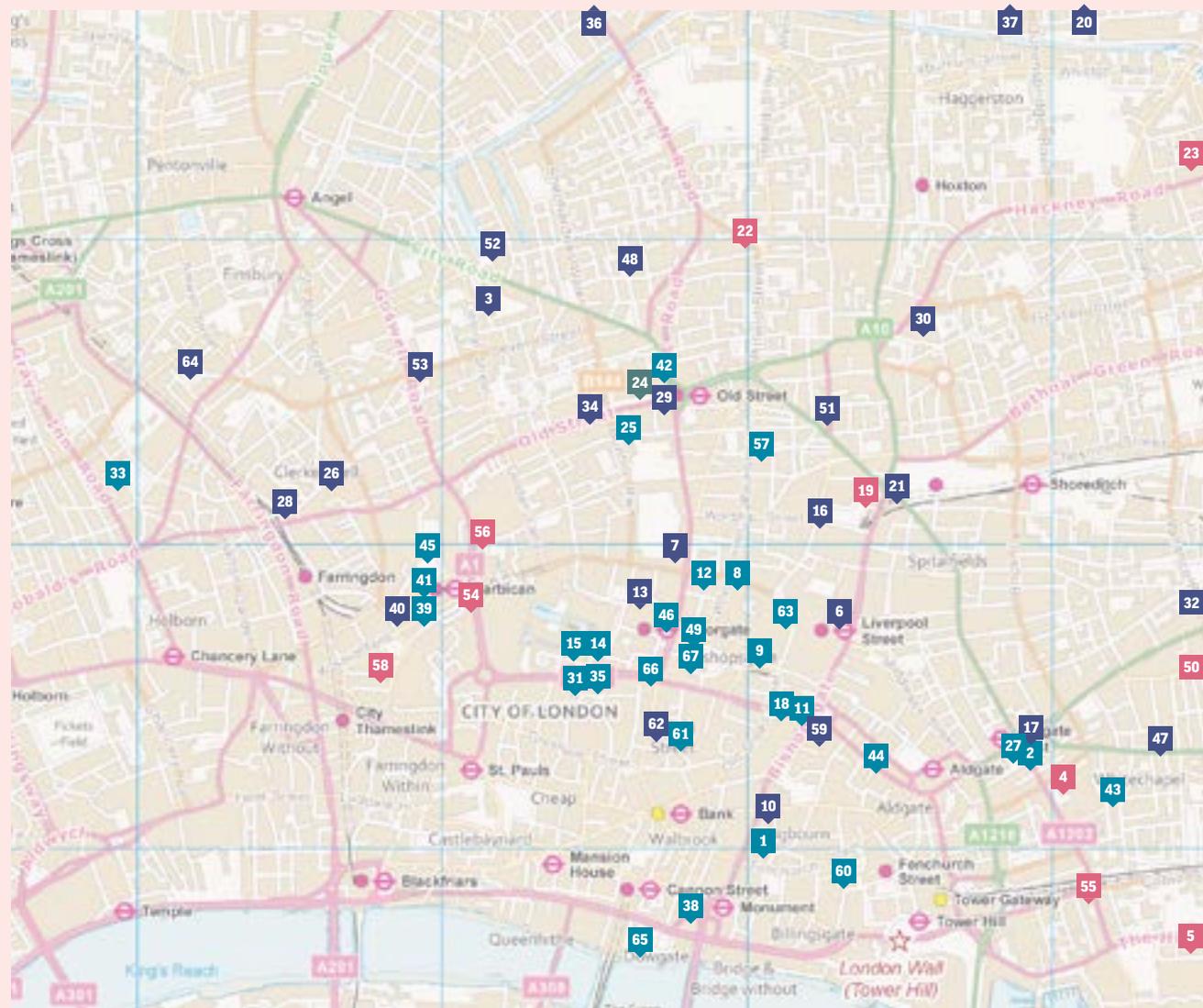
The station's Tooley Street entrance



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Aerial showing the 16 platform 'ribbon' roofs and The Shard

CITY, OLD STREET, SHOREDITCH & WHITECHAPEL



Ordnance Survey
 Office Retail Mixed Use Residential



Ralph Pearson
 Head of commercial agency, Cluttons

'The contrast between mid- and top-grade space in the City has never been starker'

The contrast between mid- and top-grade space in the City has never been starker.

The lower-tier space is sticking with rents sliding, on top of the City's comparative high vacancy rate at just under 8 per cent, compared with the London average of sub 6 per cent.

Conversely, the top tier market is enjoying surprisingly buoyant conditions in terms of take-up and rental levels.

Lettings and space under offer in the 50,000 to 60,000 sq ft size band are particularly active with instances of competition pushing rents up in a number of cases, and with much of the focus on newly completed buildings and space under construction.

As a result, first half take-up figures are well above the long-term average, contrasting with the overall London average which is materially down.

The degree of competition is heightened by the dwindling pipeline of speculative development, which falls away markedly after 2019.

Unlike their West End counterparts, a significant proportion of medium to large City occupiers are prepared to consider 15-year leases without break, albeit in return for extremely healthy rent-free periods now at between 30 and 36 months.

Early letting activity is especially strong in the Shoreditch and Old Street areas, albeit involving typically smaller letting units, dominated by

media and other non-traditional City occupiers.

These 'new core' locations also differentiate themselves from the remainder of the City in terms of specification – exposed services and a harder industrial feel dominate here over a more traditional style aimed at the digital and media sectors.

While Canary Wharf is the poor cousin in terms of take-up and rental values, the expectation is that the combination of quality space, best value deals and the arrival of the Elizabeth line will catch the eye of those footloose sectors looking across central London.

Further, with the first speculative commercial space in the adjoining Wood Wharf scheme being in delivery 2020, this can be expected to be a draw to West End occupiers looking to materially reduce outgoings with a potentially beneficial knock-on effect for the Wharf itself.

**1: 21 LIME STREET**

35,000 sq ft | Existing
Developer: Aldgate Developments and The City of London
Architect: Leach Rhodes Walker
www.21limestreet.com

Recently completed in 2017, 21 Lime Street offers a New Grade A and high profile office building in a historical conservation area, on this busy pedestrian thoroughfare at the southern gateway to The Leadenhall Market. Located just yards from Lloyds of London, in the heart of the insurance district, the building has roof terraces on the two highest floors in addition to full glazing offering spectacular views. Immediately following completion, the building was leased in full by Antares Underwriting Ltd. 21 Lime Street also has two retail units at ground floor level, let to Pilpel and Coco di Mama.

**2: ONE BRAHAM**

330,000 sq ft | Under Construction
Developer: Aldgate Developments and HK Investors
Architect: Wilkinson Eyre
www.onebraham.com

Phase 2 of Aldgate Developments' redevelopment of Aldgate, One Braham will have triple access point floorplates of c.20,000 sq ft. It will incorporate exposed ceilings, 6,000 sq ft retail opening into reception, large roof terraces (one of which is communal) and an internal winter garden/atrium, with stunning sunset views of nearly every conceivable London icon. The building will appeal to more creative companies or those seeking a contemporary fit out, whilst availing of outstanding transport connections. It will have two entrances and front onto the new Braham Park. Completion Q1 2020.

**3: 250 CITY ROAD**

933 homes | Under Construction
Developer: Berkeley Homes (North East London) Ltd
Architect: Foster + Partners
www.250cityroad.co.uk

Situated in the heart of Zone 1, 250 City Road is within walking distance of Tech City and the Square Mile. This iconic 42 storey development includes a selection of 1, 2 and 3 bedroom apartments and penthouses overlooking 2 acres of wi-fi enabled gardens that plays host to cafes, restaurants, and creative workspaces. Five star facilities include state of the art gym and 7th floor rooftop terrace, indoor pool and spa, residents and business lounge and 24 hour concierge service.

**7: 1 FINSBURY AVENUE**

291,000 sq ft | Under Construction
Developer: British Land
Architect: Arup Associates

The refurbishment and extension project, will create almost 300,000 sq ft of office space and shops and will add two extra floors to the steel framed, eight storey block. This is a faithful restoration of the building's existing façade, as well as a number of upgrades, bringing it into line with modern performance standards.

**8: 2 AND 3 FINSBURY AVENUE SQUARE**

550,000 sq ft | Planning Granted
Developer: British Land and GIC
Architect: Arup Associates
www.britishland.com

Designed by Arup Associates, this building will provide approximately 550,000 sq ft of commercial floor space for up to 5,000 office workers and will include a range of flexible office floorplates designed to appeal to a broad mix of occupiers. 2 and 3 Finsbury Avenue Square will include ground floor retail, a publicly accessible restaurant, café and roof terrace at level 13 accessed via scenic lifts from Finsbury Avenue Square, as well as Broadgate's first flexible conference and event space with panoramic views across London.

**9: 100 LIVERPOOL STREET**

536,000 sq ft | Under Construction
Developer: British Land & GIC
Architect: Hopkins Architects
www.broadgate.co.uk/100LiverpoolStreet

100 Liverpool Street is currently under construction and due for completion towards the end of 2019. This exciting development designed by Hopkins Architects will deliver 536,000 sq ft of office and retail space, refurbishing and extending the existing building to create three new floors, the 9th floor of the building including a spectacular restaurant with external terracing. Connections and public spaces between 100 Liverpool Street, Liverpool Street Station and Broadgate Circle will also be improved.

**4: GOODMAN'S FIELDS**

7 acres | Part complete
Developer: Berkeley Homes (North East London) Ltd
Architect: Lifschutz Davidson Sandilands
www.goodmansfields.co.uk

Located close to one of the world's leading financial districts and in one of the most cosmopolitan areas of London, contemporary studio, 1, 2 and 3 bedroom apartments and penthouses are set within seven acres of stunning residential development. With 2 acres of beautifully landscaped gardens, water features and stunning public art, Goodman's Fields is an inspiring residence by Berkeley Homes. The luxurious range of amenities, including pool, spa, gym and 24-hour concierge, plus Curzon cinema, cafés, shops, restaurants and numerous retail facilities, offer an exceptional lifestyle – all within this stand-out award winning development.

**5: LONDON DOCK**

1,800 homes | Under Construction
Developer: St George
Architect: Patel Taylor
www.berkeleygroup.co.uk/new-homes/london/wapping/london-dock

This 15 acre site in the heart of Wapping will see a former working docks transformed into an exciting new neighbourhood, with 1,800 new homes, 14,000 sq ft of residents' facilities, 210,000 sq ft of commercial space and 6 acres of landscaped public space. At the heart of London Dock is the Grade II listed Pennington Street Warehouse which once stored rum, tobacco and other high-value goods imported into the docks. It will be the commercial heart of the development, brought back to life with an eclectic mix of shops, restaurants and offices.

**6: 135 BISHOPSGATE**

340,000 sq ft | Existing / Under Construction
Developer: British Land and GIC
Architect: Skidmore, Owings & Merrill (SOM) / Fletcher Priest
www.britishland.com

This is one of a trio of buildings that forms a 900 ft continuous frontage along Bishopsgate. Originally designed by Skidmore, Owings & Merrill (SOM), 135 Bishopsgate was granted planning permission (in August 2017) for a refurbishment, the plans involve refurbishing the interior of the building, improving the connectivity with the street, and installing terraces and green spaces on the upper levels. The refurbishment of 135 Bishopsgate will create a welcoming eastern entrance to Broadgate while enhancing the estate's retail and commercial offer.

**10: 1 LEADENHALL**

440,000 sq ft | Planning consent granted
Developer: Brookfield Properties
Architect: MAKE
www.1leadenhall.com

1 Leadenhall will be a 36-storey tower adjacent to the historic Leadenhall Market, including over 400,000 sq ft of Grade A office space. 1 Leadenhall is a carefully considered design that will complement the architecture of the surrounding buildings and embraces the heritage of its unique setting.

**11: 100 BISHOPSGATE**

900,000 sq ft | Under Construction
Developer: Brookfield Properties
Architect: Allies & Morrison / Arney Fender & Katsalidis
www.100bishopsgate.com

100 Bishopsgate is a 40-storey office tower providing highly efficient and flexible floor space, located one minute from Liverpool St Station. The scheme will offer a 0.5 acre public realm to activate and enrich the environment adjacent to the 15,000 sq ft, double-height reception. Space has been pre-let to RBC, Jefferies International, Freshfields, Paul Hastings and Equinox.

**12: CITY GATE HOUSE**

170,000 sq ft | Refurbished 2001
Developer: Brookfield Properties
Architect: John Robertson Architects

City Gate House occupies a prominent position on Finsbury Square and is close to both Moorgate and Liverpool Street Stations, both of which will benefit from Crossrail. The building was designed in 1930 by Frederick Gould and Giles Gilbert Scott. Bloomberg previously undertook a comprehensive refurbishment of their London headquarters office building that won the BCO Best Fit-Out of Workplace Award.

**13: CITYPOINT**

700,000 sq ft | Existing
Owner: Brookfield Properties
Architect: Sheppard Robson

Citypoint is a 36-storey, 700,000 sq ft landmark tower in the City of London. Originally built in 1967, and comprehensively reconstructed in 2001, the building is one of the largest in the City. The building also offers over 100,000 sq ft of retail including the largest health-club in the Square Mile operated by Nuffield Health and more than an acre of public realm. Major tenants include SquarePoint, Mimecast, Ebiquity, Simon Thacher Bartlett LLP, Winston & Strawn, Spaces and Simmons & Simmons.

**14: 1 LONDON WALL PLACE**

300,000 sq ft | Completed 2017
Developer: Brookfield Properties / Oxford Properties
Architect: MAKE
www.londonwallplace.com

London Wall Place is a new destination, offering an acre of landscaped public realm set between two statement office buildings totalling 500,000 sq ft. 1LWP is a 300,000 sq ft, 12-storey building with views of the London skyline. LWP benefits from a close proximity to the Bank of England, the Barbican and the City retail environment of Cheapside. The development sits close to the Moorgate entrance to Crossrail. 1LWP is entirely leased to Schroders as their new global headquarters.

**15: 2 LONDON WALL PLACE**

200,000 sq ft | Completed 2017
Developer: Brookfield Properties / Oxford Properties
Architect: MAKE
www.londonwallplace.com

London Wall Place is a new destination, offering an acre of landscaped public realm set between two statement office buildings totalling 500,000 sq ft. 2LWP is a 200,000 sq ft, 16-storey tower with spectacular views over London. LWP benefits from a close proximity to the Bank of England, the Barbican and the City retail environment of Cheapside. The development sits close to the Moorgate entrance to Crossrail. Cleary Gottlieb, R3, and Barnett Waddingham have leased space in 2LWP.

**19: PRINCIPAL TOWER**

250,000 sq ft | Planning Granted
Developer: Brookfield Properties, Concord Pacific & W1
Architect: Foster + Partners
www.principaltower.com

Principal Tower will be Foster + Partners' first fully designed residential tower in London, reaching 50 storeys and 175 meters, making it one of the tallest residential buildings in Central London. The development will have expansive views from Canary Wharf to St. Paul's and the Houses of Parliament. Principal Tower is part of the mixed-use scheme at Principal Place, which includes Amazon UK's new London offices, 20,000 sq ft of retail and a half-acre public piazza.

**20: BLACKHORSE YARD**

1.67 hectares | Proposed
Developer: Catalyst & Swan Housing
Architect: C.F Møller
www.blackhorseyard.com

Blackhorse Yard is a 100% affordable scheme, built by a collaboration between Catalyst and Swan Housing. Designed by C.F. Møller Architects, the project is being delivered in partnership with The Mayor of London and the London Borough of Waltham Forest. The proposed scheme will be built on the site of the former Webbs Industrial Estate and plans include circa 360 affordable homes for shared ownership, and over 3,000 sqm of commercial space in the heart of the Blackhorse Road area.

**21: BLOSSOM STREET, E1**

2.2 acres | Planning Granted
Developer: City of London Corporation / British Land
Architect: AHMM / Stanton Williams / Duggan Morris / DSDHA

Blossom Street comprises 2 acres in Spitalfields and adjacent to the City of London. Planning has been granted to deliver 347,000 sq ft comprising office space, 13 new retail units and 40 new apartments in a mix of new, retained and refurbished buildings. The scheme has been designed to appeal to a broad spectrum of tenants from SMEs to more established occupiers seeking highly specified, character offices in this exciting location.

**16: PRINCIPAL PLACE, EC2**

620,000 sq ft | Completed 2017
Developer: Brookfield Properties & Antirion
Architect: Foster & Partners
www.principalplace.co.uk

Principal Place is where the City meets Shoreditch. The 620,000 sq ft, 15-storey office building provides Grade A space with typical floors of c. 45,000 sq ft and nearly an acre of roof terraces. The entire building is let to Amazon, the Fortune 100 online retailer, for its UK headquarters. The development also features a 50-storey residential tower and a 25,000 sq ft vibrant public piazza, activated by 20,000 sq ft of retail units.

**17: ALDGATE TOWER**

320,000 sq ft | Completed 2014
Developer: Brookfield Properties & China Life
Architect: Wilkinson Eyre Architects
www.aldgatetower.com

Aldgate Tower comprises 16 levels of Grade A office space completed in 2014. The building is located on the corner of Whitechapel High Street and Commercial Street, well placed between the traditional City core, the TechCity hub around Old Street and Shoreditch, Brick Lane and Spitalfields and the leisure facilities of St Katharine Docks. The building is 100% let to tenants including Uber, Aecom, WeWork, Groupon and Maersk.

**18: 99 BISHOPSGATE**

340,000 sq ft | Existing
Developer: Brookfield Properties, China Life & QIA
Architect: GMW Architects
www.99bishopsgate.com

99 Bishopsgate provides 26 floors of high specification office accommodation totalling 340,000 sq ft. With its dramatic glazed facades and commanding presence, 99 Bishopsgate is a landmark building at the centre of Europe's financial capital. The building is let to a range of tenants including Latham & Watkins, Huawei, Bank of Taiwan Multiplex & Korea Development Bank.

**22: DASH**

71 units | Under Construction
Developer: Countryside
Architect: Child Graddon Lewis

Situated along New North Road, the development will be close to Shoreditch Park and Tech City, as well as Hoxton and Old Street stations. Residents of the one, two and three-bedroom apartments will have access to landscaped open space, bicycle storage facilities and a central courtyard with play facilities, all designed to encourage and improve health and well-being of local residents. 32% of the homes at St Leonard's Court will be genuinely affordable, including 21% social rented and 11% shared ownership.

**23: RE HOTEL SHOREDITCH**

80,000 sq ft / 178-bed | Existing
Developer: Crosstree Real Estate Partners
Architect: Leach Rhodes Walker

RE Hotel Shoreditch is an unbranded mid-scale hotel occupying a prominent freehold island site in Shoreditch. Plans to renovate the property, including a full reimagining of the ground floor restaurant and bar space as well as enhancements to all public spaces and guestrooms, will be led by design firm Dion & Arles. Crosstree has partnered with hoteliers Mama Shelter to deliver a modern, affordable lifestyle hotel, their first in the UK.

**24: OLD STREET RETAIL PARADE**

63,000 sq ft | Existing
Developer: Crosstree Real Estate Partners
Architect: Ian Chalk Architects

183-205 Old Street is a 63,000 sq ft parade of retail units, fully let to a diverse range of occupiers including Argos, The Post Office and Gymbox. The Post Office unit has been awarded planning consent for an additional 4,000 sq ft of A1-A3 accommodation. The parade is well located for retail occupiers, below an 8-storey residential building adjacent to Old Street Roundabout, and is well positioned to benefit from the continued redevelopment of Old Street and the surrounding areas.



**25: THE FEATHERSTONE BUILDING,
66 CITY ROAD EC1**
125,000 sq ft | Planning
Developer: Derwent London plc
Architect: Duggan Morris

The proposed development is an architecturally-rich scheme, complementing the surrounding buildings and area. It contains generous floor-to-ceiling heights, fully openable windows and a variety of external spaces and terraces. Demolition of the existing buildings is due to commence in January 2019 with scheme completion in 2022.



**26: THE BUCKLEY BUILDING,
49 CLERKENWELL GREEN EC1**
85,100 sq ft | Existing
Developer: Derwent London plc
Architect: Buckley Gray Yeoman

The refurbishment and extension of this property was completed in April 2013. It created 79,900 sq ft of offices and 5,200 sq ft of retail – an uplift of 13% on the existing floorspace. The atrium was infilled, the entrance was relocated to the front of Clerkenwell Green and the ground floor fascia was remodeled to create additional office space. Within six months of completion, the property was fully let. Office tenants include Unilever, Hill+Knowlton (part of WPP), Tipp24 and Deloitte Digital with the retail let to Granger & Co, a leading restaurant.



**27: THE WHITE CHAPEL BUILDING,
10 WHITECHAPEL HIGH STREET E1**
273,000 sq ft | Existing
Developer: Derwent London plc
Architect: Fletcher Priest
www.whitechapelbuilding.london

This office building was acquired in December 2015. A light touch refurbishment of 184,000 sq ft completed in October 2016 and a further 89,000 sq ft is due to be delivered in H2 2018. The first phase is 100% let and has remodeled and enlarged the reception area, refurbished floors one to seven and added a number of new amenities to the building including a lounge, café and terrace. Work is well underway on phase 2, which integrates the ground and lower ground floors, with completion scheduled for H2 2018. The entirety has been pre-let to Fotografiska as a major new photography museum.



31: CITY TOWER, EC2
140,000 sq ft | Existing
Developer: Great Portland Estates plc
Architect: ORMS
www.citytowerlondon.com

City Tower is one of the most recognised and well established office addresses in Central London. The 19 storey tower building is in the core of the City of London, offering occupiers panoramic views of the Square Mile and beyond from the upper floors. The building has undergone a comprehensive refurbishment to provide rectangular 6,000 sq ft floors with excellent natural light from all 4 elevations, along with a repositioning of the reception and renewal of the façade.



32: CITYSIDE & CHALLENGER HOUSE
113,300 sq ft | Under Construction
Developer: Great Portland Estates plc
Architect: DSDHA

Cityside & Challenger House is a 113,300 sq ft mixed use development including office, retail and a hotel located in Whitechapel. The office is currently unoccupied and has planning consent for an additional three floors, taking the total net internal area to 76,500 sq ft. Freehold land to the rear of Cityside House will also be transformed to provide amenity space for the future occupiers of Cityside House. Due for completion Q4 2019.



33: ELM YARD
50,000 sq ft | Completed
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd)
Architect: IMA
www.elmyard.co.uk

Located in Clerkenwell, near to the future Farringdon Crossrail station, this 50,000 sq ft refurbishment has a 12,800 sq ft ground/courtyard unit and 900 sq ft of private terraces.



28: TURNMILL, 63 CLERKENWELL ROAD EC1
70,500 sq ft | Existing
Developer: Derwent London plc
Architect: Piercy & Company

This office and retail scheme was delivered in January 2015. It occupies a major corner site in the heart of Clerkenwell and is close to Farringdon station, an important new Crossrail interchange. In June 2013, the Group announced that the entire 58,200 sq ft of offices had been pre-let to Publicis Groupe. The retail units were let to two exciting new restaurants, including Jason Atherton's Sosharu, the Michelin starred chefs first Japanese style restaurant.



29: WHITE COLLAR FACTORY EC1
293,000 sq ft | Existing
Developer: Derwent London plc
Architect: AHMM
www.whitecollarfactory.com

This 293,000 sq ft office-led development is located at Old Street roundabout in the heart of London's Tech Belt. It has been developed using our 'White Collar Factory' principles and is a part refurbishment and part redevelopment. It incorporates a new 16-storey office building, a blend of refurbished and new low-rise buildings incorporating offices, retail and residential and a new public square. The scheme completed in H1 2017 and is 94% let with the remainder either exchanged or under offer.



30: MILD MAY
139 units | Existing
Developer: Genesis Housing Association
Architect: Feildon Clegg Bradley and Matthew Lloyd

Mildmay is a new regeneration scheme in Shoreditch with a selection of social homes, shared ownership, private sale and market rent. It's located in one of London's most vibrant, creative and diverse communities. It is a part funded Greater London Authority mixed use scheme where homes retain clear links with the history of the area. The Tabernacle Community Centre remains a key part of the development with two new community facilities – the Shoreditch Tabernacle Church and the new Mildmay Hospital.



34: 160 OLD STREET
160,000 sq ft | Completed
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd).
Architect: ORMS
www.160oldstreet.com

160 Old Street is a 160,000 sq ft redevelopment including offices, retail and restaurants. The offices, of which 116,500 sq ft was pre-let to Turner ahead completion in Q2 2018, are collaborative, light filled spaces with terraces on every floor, including double height areas overlooking private courtyards.



35: SKY LIGHT, CITY TOWER, EC2
25,700 sq ft | Existing
Developer: Great Star Partnership
Architect: ORMS
www.citytowerlondon.com

Situated adjacent to City Tower, Sky Light is a new self-contained 25,700 sq ft office. With its own 6m high glazed reception, bright double height spaces and feature roof lights, Sky Light is a unique office with a genuine 1 person per 8 sqm occupancy capability, new cycle centre, roof top gardens and car parking. Sky Light has been let to Porta communications plc on a 15 year lease.



36: GREEN LANES
Planning Granted
Developer: Hadley Property Group
Architect: Pollard Thomas Edwards
www.hadleypropertygroup.com

A stand-out mixed-use development on Haringey's lively Green Lanes high street, this landmark PTE-designed scheme stands on a previously underused industrial site. Consisting of 133 homes, an 875m² NHS facility which will house 10 GPs and a large communal garden of 725m², this brings high quality housing and clear community benefits to an area with a requirement for both.

**37: SOUTH GROVE**

473 new homes | Planning Granted
Developer: Hadley Property Group
Architect: Pollard Thomas Edwards
www.hadleypropertygroup.com

473 homes and 2,786 sqm of public realm and commercial space are to be built on an underused carparking facility in Waltham Forest. The PTE scheme will be car free, contain 788 secure cycle parking spaces, a cycle café and direct routes into Walthamstow's mini-Holland cycle routes.

**38: 33 CENTRAL**

226,000 sq ft | Completed
Developer: HB Reavis
Architect: John Robertson Architects
www.33central.com

33 Central provides 226,000 sq ft of stunning office space with large flexible floor plates that maximise natural light and outside space while making the most of the spectacular surrounding views. Features of the 11 storey island site, which was designed by John Robertson Architects, include a double height reception and a third of an acre roof top garden offering panoramic views of London's most famous landmarks. 33 Central was divested to American bank Wells Fargo in 2016.

**39: ONE BARTHOLOMEW**

214,000 sq ft | Under Construction
Developer: Clients of Ashby Capital LLP/
Helical plc and Baupost Group LLP
Architect: Sheppard Robson
www.onebartholomew.co.uk

One Bartholomew, part of Helical's Barts Square mixed use development, is a 214,000 sq ft high quality office scheme across 11 floors, with average floor plates of circa 19,000 sq ft. The building benefits from a large terrace on the tenth floor and 388 bicycle spaces. Floors 9 to 11 have been let to Trade Desk, and completion is due in Q4 2018.

**43: THE LOOM**

110,000 sq ft | Existing
Developer: Helical plc
Architect: Duggan Morris
www.theloom-e1.com

The Loom is a multi-let, listed Victorian 'warehouse' style office building that provides 110,000 sq ft of office and storage space. There are 47 lettable units of between 1,000 sq ft and 6,400 sq ft, with the ability to interconnect further units. In August 2016, Helical completed a comprehensive refurbishment of the building to include a new entrance, onsite café and shower/cycle facilities as well as enhancing the reception and common parts.

**44: ONE CREECHURCH PLACE**

272,500 sq ft | Existing
Developer: Helical plc / HOOPP / The City of London
Architect: Sheppard Robson
www.onecreechurchplace.com

One Creechurch Place was completed in November 2016, bringing an elegant and sharply designed new headquarters office building to the vibrant EC3 area. The building provides 272,505 sq ft of spectacular office space over 17 floors, with excellent natural light and stunning views across the City. One Creechurch Place has been awarded BREEAM 'Excellent' and a Platinum WiredScore rating. The building is let to a range of occupiers, predominantly in the insurance sector.

**45: 25 CHARTERHOUSE SQUARE**

43,500 sq ft | Existing
Developer: Helical plc / The Charterhouse
Architect: Buckley Gray Yeoman

The comprehensive refurbishment of 25 Charterhouse Square, a 43,500 sq ft office building immediately adjacent to the new Farringdon East Crossrail Station and overlooking the historic Charterhouse Square, was completed in March 2017 and is now fully let to a range of creative occupiers. The building comprises six floors of high quality office space with two retail units at ground. The building has 90 cycle spaces and has achieved both BREEAM Excellent and WiredScore Gold ratings.

**40: BARTS SQUARE**

Circa 450,000 sq ft | Under Construction
Developer: Helical plc and Baupost Group LLP
Architect: Sheppard Robson, Piercy and Co and Maccreanor Lavington
www.bartssquare.com

Barts Square is the creation of a new urban quarter in the heart of the City. Contrasting historic character with elegant modern architecture, Barts Square stands apart from the crowd. Comprising 236 high quality apartments, 250,000 sq ft of office space across three buildings, and 20,500 sq ft of new retail and restaurant space, Barts Square sensitively and charmingly revitalises a part of historic London that will be further enhanced by the opening of Crossrail later this year.

**41: FARRINGDON EAST CROSSRAIL STATION**

89,000 sq ft | Under Construction
Developer: Helical plc
Architect: PLP
www.britishland.com

Helical have commenced the development of an 89,000 sq ft office building above Farringdon East Crossrail station. Along with fantastic transport links, the six storey building will benefit from being located immediately east of Smithfield Market with views over Charterhouse Square and towards St Paul's Cathedral. The floorplates vary from 14,000 sq ft to 19,500 sq ft and the finished scheme will include a communal rooftop terrace of 5,000 sq ft, a restaurant on ground floor together with showers and 112 cycle spaces.

**42: THE BOWER**

335,000 sq ft | Under Construction
Developer: Helical plc
Architect: AHMM
www.theboweroldst.com

The Bower is a dynamic, mixed use quarter adjacent to Old Street roundabout. With 320,000 sq ft of contemporary office space across three buildings, a new pedestrianised street and some of the UK's newest and best restaurants, the scheme is fast becoming a key new East London destination. Phase 1 is fully let to a range of creative occupiers. Phase 2, The Tower, comprising 171,000 sq ft of offices and 2 two retail units, was completed in August 2018 and is already 52% let.

**46: 21 MOORFIELDS**

550,000 sq ft | Under Construction
Developer: Landsec
Architect: Wilkinson Eyre
www.21-moorfields.com

21 Moorfields sits above Moorgate underground station and the western ticket hall for the Elizabeth line. A unique structural engineering and architectural design, coupled with our commitment to creating new and sustainable commercial space have led to the redevelopment of this long-underutilised site. The Grade A headquarters, providing over 550,000 sq ft of commercial office space, has been designed in response to these below ground constraints and the requirements of the Deutsche Bank pre-let. Full planning consent has been granted.

**47: WHITECHAPEL CENTRAL**

58,220 sqm | Planning Granted
Developer: L&Q
Architect: Stockwool

Whitechapel Central is the first residential led mixed use scheme to come forward in the Whitechapel Masterplan area. It is set to transform the former Safestore facility into a new urban quarter, with 30% of the site dedicated to new public realm. It will create 564 new homes – 149 of which will be affordable housing – alongside 3,300 sqm of commercial space and storage facilities for a market, flexible open space for SMEs, shops, a gym, and a cafe.

**48: THE MAKERS SHOREDITCH**

24,600 sqm, 175 units | Under Construction with estimated completion date Q4 2019
Developer: Londonewcastle and London Borough of Hackney
Architect: Avanti Architects
www.themakersshoreditch.com

This scheme is a collaborative project between Londonewcastle the London Borough of Hackney and the Local Education Partnership. As part of the development the London Borough of Hackney are delivering a co-located school; New Regent's College, which will provide 150 pupil places. With interiors designed by Woods Bagot, residents will also benefit from various amenities, including a screening room, a gym, 24/7 concierge, a treatment room, two residents' lounges, two communal roof terrace's and a winter garden.

**49: 8 FINSBURY CIRCUS**

160,000 sq ft | Existing
Owner / Developer: Mitsubishi Estate London / Stanhope
Architect: Wilkinson Eyre

8 Finsbury Circus is an exemplary Grade A City of London office building. It offers typical floors of 20,000 sq ft with flexibility to subdivide into three and the terraces on the upper floors offering exceptional views of the Square Mile. Not only it is perfectly positioned for the completion of Crossrail in 2018 but also it is designed to welcome various types of occupiers through its dual entrance on Finsbury Circus and South Place. The project completed April 2016.

**50: THE SILK DISTRICT**

3.5 acres, more than 490 units | Under Construction
Developer: Mount Anvil and L&Q
Architect: Stockwool
www.thesilkdistrict.com

The Silk District is a flow of tall towers, lower-lying buildings and landscaped gardens. Within, first class amenities – gym, 24-hour concierge, cinema room and flexible workspace – come together to create elegance expressing our area's particular sense of style and community. The apartments themselves are meticulously designed to be light-filled and calm, punctuated with en vogue details like terrazzo effect flooring and chic white SMEG appliances.

**51: THE EAGLE**

387,500 sq ft | Existing
Developer: Mount Anvil
Architect: Farrells

Located a stone's throw from Old Street's booming silicon roundabout, in the heart of buzzing Tech City, The Eagle is a bold, 27 storey Art Deco inspired development of 276 new homes and more than 65,000 sq ft of commercial space. Designed by leading urban architects, Farrells, the design retains the original 1933 building on the site, and features stunning architectural details throughout, communal space created to bring people together, and breathtaking views across the city and beyond.

**55: DARBISHIRE PLACE**

11,668 sq ft | Existing
Developer: Peabody
Architect: Niall McLaughlin
www.peabody.org.uk

Shortlisted for the 2015 Stirling Prize, Darbshire Place on Peabody's Whitechapel estate completes an ensemble of six housing blocks surrounding an internal courtyard. The original block was destroyed during the Second World War. The design respects the characteristics of the existing buildings on the estate, continuing the idea of "open corners", promoting easy pedestrian access between the courtyard and the surrounding streets. A naturally lit winding staircase provides access to the 13 new family units, all of which are affordable housing.

**56: BLAKE TOWER**

0.126 hectares | Completed
Developer: Redrow Homes
Architect: Harper Downie, Conran and Partners
www.redrow.co.uk/developments/blake-tower-402232

In 2013 Redrow entered into a development agreement with the City of London Corporation to convert an existing Grade II listed, 16 storey building into 74 new homes. Located in the iconic Barbican Estate, the building had previously housed a YMCA hostel. A complete overhaul was required in order to provide housing and protect the building's long term welfare. Active engagement with stakeholders informed Blake Tower's transformation, and the final design celebrates the wider Barbican's heritage and design-led ethos.

**57: 41 LUKE STREET**

30,000 sq ft | Existing
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: Hale Brown
41lukestreet.com

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. The project involved the sensitive refurbishment and extension of a 30,000 sq ft corner office building in Shoreditch. New Crittal windows and intelligent servicing helped the building achieve a BREEAM 'Excellent' rating.

**52: LEXICON**

330,107 sq ft | Existing
Developer: Mount Anvil and Clarion Housing Group
Architect: SOM / Squire & Partners
www.mountanvil.com

Lexicon, located on City Road (EC1) close to the buzz of Shoreditch and sophistication of Angel, is a stunning, sleek and slender tower adding to Central London's dynamic skyline. Delivered by the world-renowned Skidmore Owings & Merrill (SOM), at 36-storeys high it stands as Islington's tallest residential building. Offering 307 new homes, including 200 one, two and three bedroom apartments for private sale, Lexicon offers unrivalled views over London in a canal-side location.

**53: CENTRAL SQUARE**

242,489 sq ft | Existing
Developer: Mount Anvil and One Housing Group
Architect: Paul Johnson Architects
www.mountanvil.com

Central Square is an award-winning development of 274 homes in Clerkenwell. As well as 170 homes for private sale, the development also included more than 48,000 sq ft commercial space. Central Square has been widely recognised for its design, partnering approach and landscaping. It won Silver for Best Interior Design and Bronze for Best Partnership (with One Housing Group) at the What House? Awards, and was commended in the 2012 Sunday Times British Homes Awards in the Best Development category.

**54: SEWARD STREET**

183,492 sq ft | Existing
Developer: Mount Anvil in joint venture with Notting Hill Housing Group

This bold development located on Seward Street, in the Clerkenwell Quarter, delivered 161 homes – including 107 as part of a much-needed private rented scheme in the area.

**58: PREMIER INN FARRINGDON (WEST SMITHFIELD)**

326 bedroom hotel | Under Construction
Developer: Whitbread PLC (developer) and Aviva Investors (owner)
Architect: John Robertson Architects / Axiom Architects
www.premierinn.com
search 'London Farringdon (Smithfield)'

Premier Inn Farringdon (West Smithfield) is the sixth Premier Inn hotel in the City of London. The hotel will provide 326 bedrooms with an in-house restaurant and staff facilities. The hotel is being delivered in two phases. The first phase (121 bedrooms and an in-house restaurant), which is currently open, involved the conversion of a 1970s office building into a hotel. The second phase, currently on site, will create a new brick-clad southern block extending along Cock Lane, in a complementary and contemporary design style.

**59: 6-8 BISHOPSGATE, 150 LEADENHALL STREET**

770,000 sq ft | Planning Granted
Developer: Mitsubishi Estate Company / Stanhope plc
Architect: Wilkinson Eyre

Planning consent has been secured for a new £900m building in the heart of the City. The 40-storey office development will be built on a site currently occupied by 6-8 Bishopsgate, EC2 and 150 Leadenhall Street, EC3, next to the Cheesegrater Tower. The Wilkinson Eyre-designed building will provide 770,000 sq ft gross area and include ground floor shops and restaurants and a public viewing gallery at level 40.

**60: 70 MARK LANE, EC3**

250,000 sq ft | Existing
Developer: Mitsui Fudosan / Stanhope
Architect: Bennetts Associates
www.70marklaneec3.com

This island site, located on the Fenchurch Street Station forecourt, enjoys magnificent views over Tower of London and Tower Bridge. The sixteen-storey building, offering 170,000 sq ft of prime offices, benefits from south facing terraces on seven of the upper floors (8th and 10th-15th inclusive). The scheme has achieved a BREEAM Excellent rating. The building was pre-let during its construction to insurance companies Miller, Zurich and Crawford.

**61: ONE ANGEL COURT, EC2**

300,000 sq ft | Existing
 Developer: Mitsui Fudosan / Stanhope
 Architect: Fletcher Priest
www.angelcourtbank.com

The replacement of a 1970s building in the Bank Conservation Area in the heart of the City of London. The scheme provides c. 300,000 net lettable sq ft of high quality office accommodation over 24 levels, together with 20,000 sq ft retail/leisure and improved public realm. There are spectacular and uninterrupted views of the City, river and West End from the garden floors and sky floors. Retail pre-let tenants include Coya, Temper, Notes and Natural Kitchen with office lets to BUPA, Shanghai Pudong Development Bank and UK Finance.

**62: THE BANKING HALL, EC2**

155,000 sq ft | Existing
 Developer: Stanhope / Mitsui Fudosan
 Architect: Allies and Morrison
www.thebankinghall.com

An innovative scheme providing contemporary office space behind a retained façade, with a modern extension at the upper levels providing terraces. The scheme also provides retail space. Let to ING during construction.

**63: 70 WILSON STREET / 50 WORSHIP STREET, EC2**

76,500 sq ft | Existing
 Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
 Architect: A Studio

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. Two floors have been let to Bio Agency. Refurbishment and extensions with recladding of a 1980s office building. The project is BREEAM Excellent.

**67: FINSBURY CIRCUS HOUSE, 10 SOUTH PLACE, EC2**

145,000 sq ft | Existing
 Developer: Union Investment Real Estate GmbH / CORE
 Architect: Fletcher Priest
www.finsburycircushouse.com

CORE, on behalf of Union Investment Real Estate, have been appointed Development Manager for the development of Finsbury Circus House. Planning consent was obtained for a major reconstruction of the building designed by Fletcher Priest including a new north façade and dual access from Finsbury Circus and South Place. The Grade A offices with 145,000 sq ft of new, light filled office space, now includes a new top floor with south-facing terrace.

**64: ROSEBERY AVENUE, EC1**

33,500 sq ft | Existing
 Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
 Architect: Buckley Gray Yeoman

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. Reconfiguration of three Victorian buildings into contemporary offices, fully let to Fred Perry and 8 residential units which have all been sold.

**65: WATERMARK PLACE**

50,400 sqm | Existing
 Developer: Union Investment in joint venture Oxford Properties
 Architect: Fletcher Priest

Situated in a prominent location on the Thames in the heart of the City of London, the office property is fully let to a Japanese investment bank until 2029 and therefore offers stable long-term rental income. Completed in 2009, the building comprises total floor space of 50,400 sqm, of which 45,650 sqm is office space, plus 33 car parking spaces.

**66: ONE COLEMAN STREET, EC2**

16,649 sqm | Existing
 Owner: Union Investment Real Estate GMBH
 Developer: Stanhope and Bovis Lendlease
 Architect: Swanke Hayden Connell / David Walker

One Coleman Street, a 9-storey office building developed by Stanhope in conjunction with Bovis Lendlease, is located in the City of London on London Wall. Swanke Hayden Connell Architects worked with David Walker on the design of the building, which offers prime, fully air-conditioned office accommodation. The building comprises a total of 16,649 sqm of open-plan space. The impressive entrance hall features accent lighting and modern materials to create a sense of space, with the lobbies being similarly stylish.

CANARY WHARF, STRATFORD, GREENWICH & THE ROYAL DOCKS



Faisal Durrani

Partner, head of research, Cluttons

The east London residential markets of Canary Wharf, Stratford, the Royal Docks, East Dulwich, Greenwich and Canada Water (the 'Eastern Six') together represent a significant part of the solution to London's acute housing crisis. Across the boroughs that encompass the Eastern Six, there are 39,144 homes under construction, representing a third of all stock under construction in London. Although London needs approximately 100,000 new homes each year, just 22,000 homes were delivered across the city over the last 12 months, with the Eastern Six accounting for 35 per cent of all completions in London (Molior).

In the current climate of a squeeze in wages, a rising base-rate environment and an exacerbated level of Brexit-linked uncertainty as we head toward the March 2019 'separation' from the EU, the dearth of housing has to an extent shielded the residential market from what would have undoubtedly been steeper price corrections in the wake of the shock referendum result two years ago. The Eastern Six have recorded a 51 per cent rise in average transacted values between 2015 and 2017, reaching £683,500 in 2017.

The issue of affordability in London is well documented and the Government's efforts to facilitate

home ownership among the younger generation through its flagship Help-to-Buy schemes has had a limited impact on unlocking the city's golden postcodes to the property-hungry millennial generation. This is reflected in the fact that just 0.3 per cent of Help-to-Buy take-up in London has been in prime central London since the scheme's inception in 2013.

This has clearly created challenges for the city's developers who are constrained by planning regulations that limit increased housing densities due to London's ageing utilities and transport infrastructure. This, when combined with high land values in central London, often means that high-end schemes are the only way to make a scheme viable.

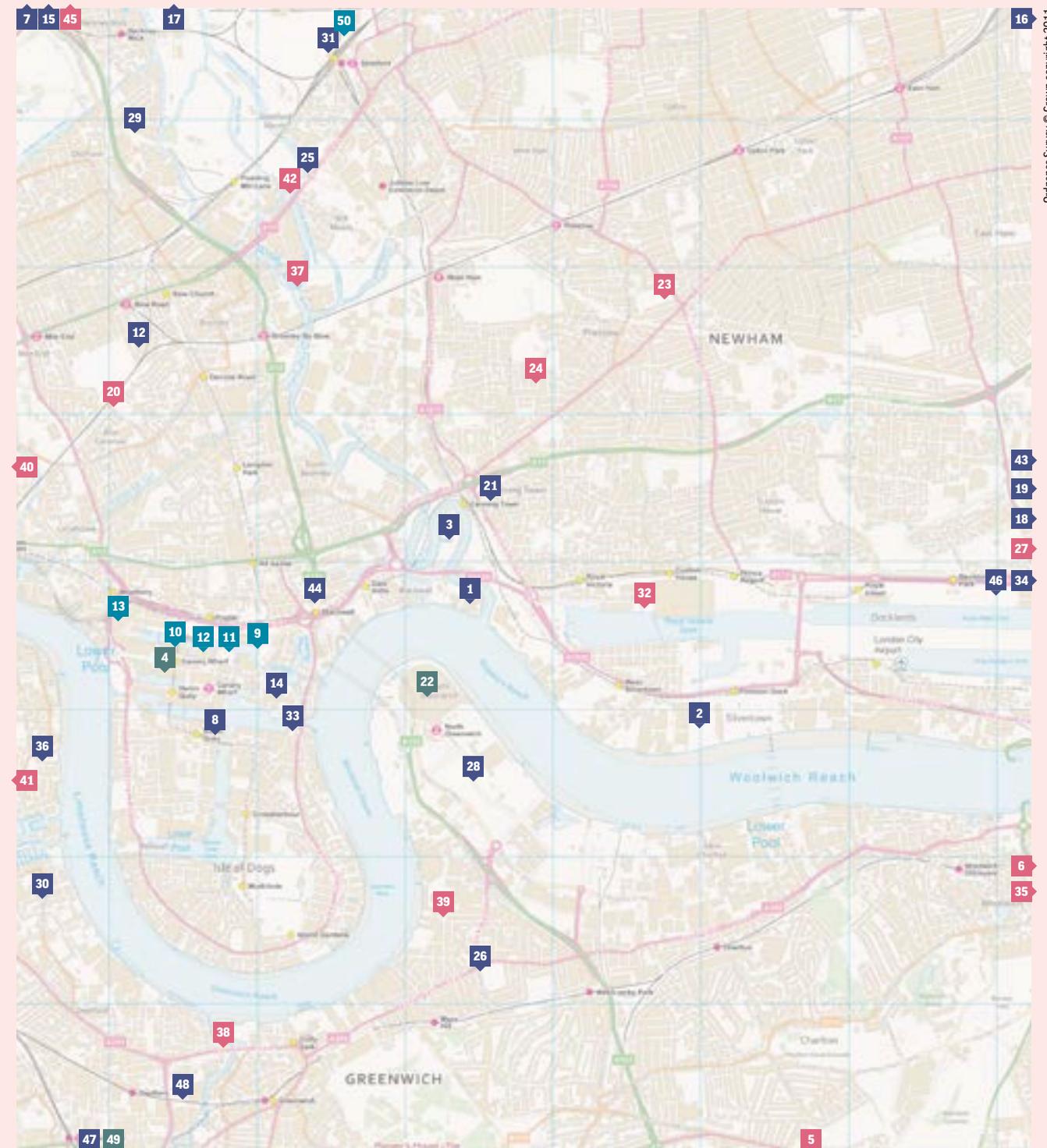
Given this backdrop, Cluttons wanted to investigate next generation property hotspots in London. To achieve this, we partnered with UCL to study residential migration patterns among domestic buyers using spatial interaction modelling. This specialist modelling tool enabled us to examine the flow of people over time, factoring in incomes, housing affordability, population density and transport connectivity. As a first step, we assessed the attractiveness of a location by only factoring for house prices – the results were

unsurprising, with the most expensive neighbourhood in the city (Mayfair) emerging as the least desirable.

However, in life, things are not always so black and white. When we accounted for income levels, we found that Mayfair was the most attractive location to purchase for the city's highest earners. And similarly, those already with homes in Mayfair are least likely to depart, due perhaps to a perception of being at the pinnacle of home ownership. This trend has exacerbated the lack of property churn in this market.

Overall however, the east London markets of East Dulwich, Greenwich and Canada Water emerged as the locations most likely to attract new residential buyers. At a borough level, this eastern trio represents approximately 20 per cent of all the homes currently under construction in the capital, with housing affordability ratios standing at between 19 and 27 times median incomes, compared with 54 times median incomes in Kensington & Chelsea, or a staggering 76 times median incomes in Westminster.

The relatively more affordable entry price points in these locations also means they are likely to outperform capital value growth forecasts in prime central London. Our figures suggest prime central London will see cumulative growth of under 5 per cent over the next five years, however given that the top three likely residential migrant destinations in the capital – East Dulwich, Greenwich and Canada Water – have seen average transaction values soar by 84 per cent to £646,637 over the last 10 years, the growth story in these areas is likely only just beginning to unfold.



**1: GOODLUCK HOPE**

2.7 ha | Under Construction
Developer: Ballymore
Architect: Allies and Morrison
www.goodluckhope.com

A new neighbourhood on Leamouth Peninsula, Goodluck Hope is surrounded by water on three sides and is defined by its rich maritime heritage and cultural history. Adjacent to London City Island, the development is a short walk to Canning Town station across a new pedestrian bridge and comprises 804 homes, 2,000 sqm of commercial space and restored Grade II listed Dry Dock. Developed by Ballymore, construction began in January 2018 and Phase One is due to complete in 2020.

**2: ROYAL WHARF**

40 acres | Under Construction
Developer: Ballymore and Oxley
Architect: Glenn Howells Architects (masterplan), Whittam Cox Architects (executive architects)
www.royalwharf.com

Royal Wharf will create an entirely new community bordered by two riverside parks, with a network of interconnecting streets leading onto town squares and gardens, a market square, Sovereign Place, and new high street. Inspired by the area's maritime heritage, Royal Wharf includes 500m of riverfront promenade, a 2.4-acre park, a world-class leisure facility designed by David Morley, a new school and new Thames Clipper pier. Over 1,000 homes are now complete and occupied.

**3: LONDON CITY ISLAND**

503,751 sq ft | Under Construction
Developer: Phase One Ballymore, Phase Two EcoWorld Ballymore
Architect: Glenn Howells Architects
www.londoncityisland.com

London City Island is a vibrant new cultural area connected to Canning Town via a new pedestrian bridge. English National Ballet, English National Ballet School, London Film School and The Line will soon move to the 12-acre island, joining cultural institutions arebyte and Trinity Art Gallery. 1,700 homes benefit from alfresco spaces and a backdrop of the O2, Canary Wharf and the City. Phase One is complete and fully occupied. The first restaurant and deli, The Island Grocer, has opened.

**7: WOODBERRY DOWN**

64 acres | Under Construction
Developer: Berkeley Homes (North East London) Ltd
Architect: Hawkins Brown (current phase)
www.berkeleygroup.co.uk/new-homes/london/finsbury-park/woodberry-down

Woodberry Down is an innovative regeneration project which, once complete, will feature over 5,500 new homes set in 64 acres adjacent to the spectacular natural surroundings of two existing reservoirs and Finsbury Park. This multi-award winning scheme includes an idyllic nature reserve, the Woodberry Wetlands and a sailing lake. Woodberry Down is an urban haven for those who wish to enjoy a relaxing and fresh waterside lifestyle like no other.

**8: SOUTH QUAY PLAZA**

3.2 acres | Under Construction
Developer: Berkeley Homes (South East London) Ltd
Architect: Foster + Partners
www.berkeleygroup.co.uk/new-homes/london/canary-wharf/south-quay-plaza

Description South Quay Plaza is a landmark development located moments from Canary Wharf. Designed by Foster + Partners, the three buildings that comprise SQP are Valiant Tower (68 storeys), Burlington (36 storeys) and Harcourt (56 storeys). SQP is the first scheme that the Berkeley Group has developed in Canary Wharf and Valiant Tower will become one of the tallest residential towers in Europe. Surrounded by 2.6 acres of landscaped gardens with 150 new trees, SQP will feel like an urban oasis.

**9: 10 BANK STREET**

830,000 sq ft | Proposed
Developer: Canary Wharf Group
Architect: Kohn Pedersen Fox Associates
canarywharf.com

The proposed new scheme will comprise 830,000 sq ft and is available on a pre-let basis. A tenant will have the unique opportunity to choose the size of the building, layout of the floor plates to suit their occupational requirements and benefit from leading-edge, flexible and intelligent space with top enhanced Canary Wharf specification.

**4: WARDIAN LONDON**

5,500 sqm | Under Construction
Developer: EcoWorld Ballymore
Architect: Glenn Howells Architects
www.wardianlondon.com

Taking its name from the traditional Warden Case – first created in east London to transport botanical plants – Warden London offers a sense of escape and tranquility in the heart of Canary Wharf. Overlooking South Dock, each apartment offers an extensive private 'sky garden', up to 37.2 sqm in size. Warden London will provide a tranquil oasis within the heart of London's most lively business district, promoting a strong sense of wellbeing.

**5: KIDBROOKE VILLAGE**

109 hectares | Under Construction
Developer: Berkeley Homes
www.kidbrookevillage.co.uk

Kidbrooke Village is one of London's most significant new housing-led developments, offering residents an urban village lifestyle that is perfectly positioned for all that London has to offer. When complete, Kidbrooke Village will comprise of over 4,800 new homes in 35 hectares of beautifully landscaped green open space, shops and squares, schools and children's play areas. There are also easy routes into the city, with London Bridge accessible in only 16 minutes, Canary Wharf in 22 and Victoria in 28 minutes.

**6: ROYAL ARSENAL RIVERSIDE**

88 Acres | Planning Granted
Developer: Berkeley Homes
Architect: Glenn Howells
www.berkeleygroup.co.uk

Royal Arsenal Riverside is one of South East London's most exciting riverside addresses, occupying a prime location along the River Thames with a forthcoming on-site Crossrail Station and buzzing retail hub.

**10: 40 BANK STREET**

607,400 sq ft | Existing
Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli Architects
canarywharf.com

40 Bank Street is a striking 32-storey tower fronting Jubilee Park, with typical floor plates of 19,000 sq ft (1,765 sqm). High quality, column free office accommodation from 2,000 sq ft is available to let on flexible lease(s).

**11: HQ, 5 BANK STREET**

700,000 sq ft | Under Construction
Developer: Canary Wharf Group
Architect: Kohn Pederson Fox Associates
canarywharf.com

HQ, 5 Bank Street is one of the most recent office schemes to commence on the Canary Wharf Estate, with the lower floors pre-let to Société Générale (280,000 sq ft). Completion is scheduled for summer 2019 and up to 420,000 sq ft is available with flexible floor plates of approximately 27,000 sq ft. It will be one of the most striking, modern office buildings in London, benefiting from an enhanced Canary Wharf specification.

**12: ONE CANADA SQUARE**

1,220,500 sq ft | Existing
Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli Architects
canarywharf.com

Located at the centre of Canary Wharf, One Canada Square is designed by internationally famous Pelli Clarke Pelli Architects. This impressive London icon has 50 floors and is 800 feet (244 metres) high. Whole or split floors available on flexible lease(s). The building is home to Level39, the world's most connected community for finance, cybersecurity, retail and smart-city technology businesses.

**13: THE COLUMBUS BUILDING**

160,000 sq ft | Existing
 Developer: Canary Wharf Group
 Architect: Skidmore, Owings & Merrill
canarywharf.com/thecolumbusbuilding.com

The riverside building has been redesigned to a Grade A quality, whilst benefiting from distinctive features appealing to the tech and creative sectors including exposed concrete 'waffle' ceilings, uninterrupted views to the City, and two roof terraces totalling 10,000 sq ft. Typical floor plates range from 15,000 sq ft to 24,000 sq ft. Tenants include Revolut, Motive Partners and Digital Shadows, all of which have scaled up from Level39 (www.level39.co) into their own leased space.

**14: WOOD WHARF**

4.8m sq ft | Under Construction
 Developer: Canary Wharf Group
 Architect: Masterplanned by Allies and Morrison group.canarywharf.com/portfolio/canary-wharf-new-district/

Wood Wharf is a transformative mixed-use project comprising 2m sq ft of commercial space, 3,500 homes, 350,000 sq ft of retail/leisure, and 9 acres of open spaces. The buildings have been individually designed by a range of architects including AHMM, Pilbrow & Partners, and Allies & Morrison, whilst still benefiting from the Group's philosophy of providing the most technically advanced buildings. Ennismore (owner of The Hoxton hotel) and The Office Group (TOG) have recently been announced as the first pre-let transactions totalling 150,000 sq ft at 15 Water Street.

**15: TOWER COURT**

0.7ha, 132 residential units | Planning Granted
 Developer: Countryside
 Architect: Adam Khan Architects (Planning)
 Child Graddon Lewis (Detailed Design)

Tower Court comprises 80 homes for outright sale, 33 homes for social rent and 19 homes for shared ownership. The regeneration scheme will also offer a total of 3,115 sqm of communal and accessible open space, and a new 361 sqm depot for the Hatzola ambulance service – the local Jewish-led fast response volunteer service. In addition, a significant amount of public art will be commissioned and installed during the course of the scheme.

**19: FRESH WHARF**

Developer: Countryside
www.countryside-properties.com

Countryside and Notting Hill housing form joint venture to deliver £330m regeneration gateway scheme in Barking town centre. The redevelopment will deliver 911 new homes for sale and market rent at Fresh Wharf in Barking Town Centre, along with complementary space for cafés, restaurants, commercial and community use. The scheme will offer three-bedroom townhouses as well as high-quality apartments buildings ranging from six to 15 storeys to the north of the site. Work on site will start in 2018 and the project is set to be completed in 2026.

**20: LEOPOLD ESTATE**

362,161 sq ft | Existing
 Developer: Countryside
 Architect: Metropolitan Workshop / Frank Reynolds

We are working in partnership with Poplar HARCA and have delivered 122 new homes as part of Phase 1 of the award-winning regeneration of the Leopold Estate in Bow, Tower Hamlets. We are currently on site to deliver a further 364 new homes. Private and affordable homes are being provided in tenure-blind buildings situated around landscaped courtyards with public and residents only communal areas.

**21: EAST CITY POINT**

3.7 hectares with 649 residential units
 Under Construction
 Developer: Countryside, Newham Council and Clarion
 Architect: Maccreeor Lavington / Shepherd Epstein Hunter
www.eastcitypoint.com

The scheme known as Canning Town Area 3 is part of the first phase of the regeneration of Canning Town and Custom House. It is part of an overall masterplan promoted by the landowner Newham Council. The development provides 649 residential units of which 35% are affordable. Included as part of the scheme is Keir Hardie Primary School.

**16: TRINITY PLACE**

170 residential units | Under Construction
 Developer: Countryside
 Architect: Stitch Architects (Planning)
 BPTW Partnership (Detailed Design)
www.countryside-properties.com/new-homes/all-developments/new-home-developments/london/trinity-place

Countryside is working with Be First, Barking and Dagenham Council's regeneration company to deliver 170 homes, a replacement TFL bus terminus and retail space for a local pharmacy (90 sqm). The scheme will provide the local area with a mix of housing tenure, including 83 private homes for sale and 87 affordable homes, across a range of one, two and three-bed apartments and three-bedroom houses. Becontree Heath, set to complete in September 2019, will also be the first development with a council-owned and run district heating network.

**17: ELEMENTS**

993 Homes | Under Construction
 Developer: Countryside
 Architect: Pollard Thomas Edwards
www.countryside-properties.com

Countryside will regenerate the post-war housing estate by building nearly 1,000 new homes along with shops, a gym, medical centre and community facilities. This project is one of Enfield's largest housing estate renewal scheme and it will act as a catalyst for the wider regeneration of the Ponders End area. The proposals include the development of Station Square at Ponders End railway station, creating a new gateway into Ponders End and transforming the area. The entire scheme will be phased over the next 11 years, with completion due in 2029.

**18: BEAM PARK**

29 hectare (71.7 acre) | Proposed
 Developer: Countryside
www.countryside-properties.com

Countryside together with L&Q will deliver a £1bn regeneration project, which falls in the boroughs of Barking & Dagenham and Havering. The redevelopment will provide up to 2,900 new homes and revitalise a largely derelict site, formally a Ford manufacturing plant, into a vibrant and welcoming neighbourhood. It will also provide 2 new schools, a medical centre and commercial space. In addition to creating high-quality new homes, Beam Park incorporates around 50% green space strategically located around the development to enhance the living environment and 50% affordable housing. These spaces will include play areas for children, community spaces and artwork to reflect the historical nature of the site.

**22: THE O2**

370,000 sq ft / Development: 207,000 sq ft
 Existing / Under Construction
 Developer: Crosstree Real Estate Partners / AEG
 Architect: RTKL

The O2 is an iconic London landmark and the world's leading leisure / entertainment venue, comprising 370,000 sq ft of prime retail / leisure accommodation and the exceptional 21,000 capacity arena. Development has commenced on an RTKL-designed Designer Outlet which will sit on the currently undeveloped land within the roof dome. The outlet will provide 207,000 sq ft of premium retail / restaurant accommodation and complete the regeneration of one of London's most world-renowned buildings.

**23: GREENGATE LODGE**

39 units | Existing
 Developer: Genesis Housing Association
 Architect: PTEa

Greengate Lodge is a multi-tenure scheme with affordable and low cost home ownership. Set in an old school building with caretakers lodge, it's a 25 minute journey to central London.

**24: RAWALPINDI HOUSE**

51 units | Existing
 Developer: Genesis Housing Association
 Architect: PTEa

Rawalpindi is located in the London Borough of Newham, one of London's most vibrant and culturally diverse areas. This is a mixed tenure, with a high number of social rent and easily commutable to central London. The iconic Olympic Park, Westfield Stratford and London City Airport are part of making this one of the most connected centres in Europe.

**25: STRATFORD HALO**

701 units | Existing
Developer: Genesis Housing Association
Architect: Stockwool

With a central 43 floor residential tower rising high above the London skyline, Stratford Halo is a truly landmark development. It's a mixed tenure with social rent, market sale and rent, shared ownership and extra care. The development is set in a peaceful riverside location, surrounded by landscaped communal gardens. Inside the tower, there are three sky gardens for residents to use and the Queen Elizabeth Olympic Park nearby.

**26: GREENWICH SQUARE**

947,514 sq ft | Under Construction
Developer: Hadley Property Group
Architect: Make Architects

In addition to providing 645 new homes, Greenwich SQ will offer a range of retail, café and restaurant opportunities adjoining an expansive landscaped public square. The Greenwich Centre's library and customer service centre with the new NHS medical facility and 'Better' gymnasium and pool, is expected to attract over a million visitors a year, creating the newest landmark destination in Greenwich.

**27: GALLIONS REACH**

2,081 sqm | Completed
Developer: ilke Homes
Architect: ilke Homes
www.ilkehomes.co.uk

ilke Homes manufactured two show homes offsite and installed them on Greater London Authority land at Gallions Reach in just one day. Foundations, services, drainage and landscaping were completed ahead of installation. The homes were craned into position in an afternoon and were fully furnished and operational less than two weeks later. The homes are designed to be zero-carbon in use and demonstrate how a modular platform can meet the nationally described space standards and the requirements of open market sale.

**31: INTERNATIONAL QUARTER LONDON**

22 acres | Under Construction
Developer: Lendlease
Architect: Rogers Stirk Harbour + Partners
www.internationalquarter.london

International Quarter London is a brand-new neighbourhood with modern workspace, homes and a diverse retail offering, surrounded by thoughtfully designed public realm. A £3bn joint venture development between Lendlease and LCR, IQL stitches together the ingredients of Stratford's modern heritage to create a new heart for east London; a destination to literally live, work, learn and play. Supported by unrivalled transport connectivity and with workplace at its core, IQL is made for what really matters.

**32: ROYAL DOCKS WEST**

0.5 acres, 150 units | Under Construction
Developer: Mount Anvil and ExCeL London
Architect: EPR Architects
www.royaldockswest.com

Just 3 minutes from Royal Docks West is Crossrail's Custom House station, anticipated to open in December 2018. With Crossrail, the West End is just 17 minutes away, or the City only 10. Our homes offer quality design that is both timeless but rich in personality and detail. All at a fantastically competitive price point, making Royal Docks West a rare investment opportunity.

**33: DOLLAR BAY**

14,327 sqm | Existing
Developer: Mount Anvil and One Housing Group
Architect: SimpsonHaugh
dollarbay.co.uk

Rising like a beacon at the head of South Dock, Dollar Bay is a marker of redevelopment and provides a striking addition to Canary Wharf's impressive skyline. The elegant rippling façade reflects the water and sky, while inside 125 spacious waterfront homes enjoy uninterrupted vistas across London. This second joint venture between Mount Anvil and One Housing is a catalyst for high quality architecture and rejuvenates the previously underused waterfront area. Now fully accessible, the public space includes outdoor seating, public art and a café for all to enjoy.

**28: GREENWICH PENINSULA**

150 acres | Under Construction
Developer: Knight Dragon
Architect: Masterplanned by Allies and Morrison
www.greenwichpeninsula.co.uk

Greenwich Peninsula is London's largest single regeneration project. The £8.4bn transformation of the Peninsula will over the coming years provide 15,720 new homes in seven new neighbourhoods: home to central London's first major film studio, a new design district, schools, offices, health services and public spaces, all wrapped by 1.6 miles of River Thames. Working with world-renowned architects including Santiago Calatrava, SOM, Marks Barfield, Marks Barfield, DSDHA, Alison Brooks and Duggan Morris amongst others.

**29: BREAM STREET WHARF**

Planning Granted
Developer: L&Q
Architect: AHMM
www.breamstwharf.co.uk

Our development in Bream Street, Fish Island is delivering 202 new homes – including 30% affordable housing. The site is between the Regent's Canal and River Lea, and next to the Queen Elizabeth Olympic Park. Designed by 2015 Stirling Prize winning practice AHMM. It includes significant new public space and improved access to Old Ford Locks which is next to the site. The London Legacy Development Corporation's Quality Review Panel praised the scheme for its outstanding architecture. Our proposals also include new employment space to support and enhance the vibrant local cultural economy.

**30: THE TIMBERYARD DEPTFORD**

11.6 acres | Under Construction
Developer: Lendlease
Architect: Hawkins Brown
www.thetimberyard.london

The Timberyard Deptford will create 1,132 new homes across 11.6 acres, as well as flexible studio space, a range of shops and cafés and an incubator hub that will give smaller, independent businesses the chance to prosper. Each home and building is designed in a contemporary architectural style that reflects and adds to the area's rich industrial heritage, offering buildings of excellent design quality that will suit all tastes. The first release, Cedarwood Square, is almost sold out. A new release is expected in 2019.

**34: ROYAL ALBERT WHARF**

c. 1,600 homes, 8,700 sqm commercial space
Under Construction
Developer: Notting Hill Genesis
Architect: McCreanorLavington, Feilden Clegg Bradley Studios
www.nhhg.org.uk/building-homes/developments/royal-albert-wharf-newham

Awarded RICS Residential Project of the Year 2018 (London category) and also a RIBA Award (London category). Undoubtedly one of the most exciting property development projects in London, Royal Albert Wharf will form a brand new neighbourhood in East London: a thriving and sustainable community in a historic riverside setting. The mix of commercial and residential buildings will fuse old with new, while inspired architecture and landscaping will ensure it is an attractive environment. It will provide 1,557 homes to suit all Londoners.

**35: THE REACH**

6,620 sqm | Planning Granted
Developer: Peabody
Architect: Pitman Tozer
www.thamesmeadnow.org.uk

The Reach is a new 66-home development in West Thamesmead which will offer a mix of 1, 2 and 3 bedroom homes, a spacious communal garden and ground floor commercial space. This 100% affordable scheme is part of the Abbey Wood, Plumstead and West Thamesmead Housing Zone, one of two Housing Zones being delivered in Thamesmead by Peabody with £47.5m investment from the Greater London Authority. These will be the first new homes to be completed by Peabody in Thamesmead.

**36: CALEDONIAN WHARF**

Completed
Developer: Family Mosaic (Peabody Group)
Architect: BPTW
www.peabody.org.uk

85 well designed and spacious new homes offering a mix of private sale, shared ownership, social rent, and live-work accommodation. The scheme has helped open up the riverside along Deptford Creek for public access, with a new pedestrian and cycle route enhanced by public realm that will connect planned developments on adjoining sites in the future.

**37: COOKS ROAD**

Under construction
Developer: Family Mosaic (Peabody Group)
Architect: Levitt Bernstein
www.peabody.org.uk

This development by Bellway Homes in Stratford, east London is located to the south of the Queen Elizabeth Olympic Park and is in the first phase of a major regeneration project to transform a former industrial site. This includes over 2,000 sqm commercial space, including small units for start-up businesses; 194 new homes and significant improvements to the public realm and landscape. Peabody will deliver 50 affordable homes at the scheme.

**38: CREEK ROAD**

7231 sqm | Completed
Developer: Family Mosaic (Peabody Group)
Architect: bptw partnership

A mixed use development of 83 homes and 1,800sq.m of commercial space. This retail led development comprises high quality apartments and mews houses in the centre of Greenwich. The scheme has reinstated street frontages, including the Up the Creek Comedy Club, and has extended the town centre's retail opportunities westwards from Cutty Sark DLR.

**39: TELEGRAPH WORKS**

Under construction
Developer: Family Mosaic (Peabody Group)
Architect: Allford Hall Monaghan Morris
www.peabody.org.uk

This scheme by Weston Homes is located on the Greenwich Peninsula, a key regeneration, growth and new-home zone along the banks of the River Thames, opposite the Docklands. The area has become a hotspot in recent years thanks to its easy transport links via North Greenwich underground station. Peabody will deliver 40 affordable homes at the scheme including 11 for shared ownership.

**43: PURFLEET ON THAMES**

140 acres | Proposed
Developer: Purfleet Centre Regeneration Ltd
Architect: KSS, DRMM, AHMM, ALL
www.ourpurfleet.com

This landmark project in Thurrock will be a catalyst for wider regeneration in the Thames Gateway region. Bringing a new town centre with retail and leisure facilities, improved transport infrastructure, new schools and health facilities and over 2,850 stylish homes, many constructed using modular technology. A new University campus and over 1,000,000 sq ft of TV and production studios, (part of the Mayor's Production Corridor) will build on the existing Royal Opera House presence in Purfleet, creating thousands of jobs.

**44: BLACKWALL REACH PHASE 1B**

8 Ha / 1500 units | Under Construction
Developer: Swan Housing Association / NU living
Architect: BPTW / CF Møller
www.blackwallreach.co.uk

The latest phase in the £300m regeneration of Blackwall Reach is now under construction and will deliver 242 homes. Three buildings, including retail and leisure at ground floor, will surround a new public square next to Blackwall DLR. By 2024, this landmark regeneration (delivered in partnership with LBTH and GLA) will provide 1,500 homes (over 50% affordable), commercial premises and improved public realm. 98 homes, a community facility, extended school and replacement mosque have already been completed in Phase 1A.

**45: WATTS GROVE**

0.27 hectares | Planning approved
Developer: Swan Housing Association
Architect: Waugh Thistleton Architects

Watts Grove is the UK's first mid-rise modular CLT scheme and will deliver 100% affordable homes for Londoners, comprising 45 shared ownership and 20 social homes. Assembled and fitted out in Swan's factory using volumetric modular technology, the modules will be delivered to site complete with kitchens, bathrooms and windows leaving the on-site team to assemble the modules to complete the homes. These homes are expected to be built in 50% of usual construction timescales and are energy efficient and highly sustainable.

**40: TOYNBEE HALL**

Under construction
Developer: Family Mosaic (Peabody Group)
Architect: Platform 5 Architects
www.peabody.org.uk

The masterplan for the Toynbee Hall estate regeneration includes the internal restoration of the Grade 2 listed Toynbee Hall building; a new building on the site of the existing 28 Commercial Street (Profumo House). It will also deliver major public realm improvements to the front of Toynbee Hall where the landscaped public square will be raised up to street level. Peabody will deliver 14 affordable homes as part of this scheme.

**41: QUEBEC WAY**

Under construction
Developer: London Square / Family Mosaic (Peabody Group)
Architect: Assael Architecture
www.peabody.org.uk

This mixed-use scheme by London Square includes a range of residential apartment sizes, types and tenures including large family-sized duplex and single level apartments at ground floor, all with private gardens. Peabody will manage 19 affordable homes within the scheme, which is a ten-minute walk from Canada Water Station and 15-minute walk from Surrey Quays station.

**42: STRATFORD HIGH STREET**

Complete
Developer: Weston Homes / Family Mosaic (Peabody Group)
Architect: Broadway Malyan
www.peabody.org.uk

This mixed-use scheme by Weston Homes includes 42 affordable homes delivered by Peabody in a low-rise five storey block. Located less than a mile from Stratford underground and main line station and close to the southern edge of the Olympic Park, the development comprises a mixed-use building with retail and commercial at ground and first floor.

**46: ROYAL ALBERT DOCK, E16**

4,700,000 sq ft | Phase 1 Under Construction
Developer: ABP Investments Ltd / GLA / Stanhope
Architect: Farrells

A masterplan for the regeneration of the Royal Albert Dock to provide a new business district with a mix of uses including up to 850 residential units and retail and leisure uses. Phase I is under construction comprising 800,000 sq ft.

**47: RUSKIN SQUARE, CRO**

2.2m sq ft | Under Construction
Developer: Croydon Gateway Limited Partnership (Stanhope plc and Schroders Exempt Property Unit Trust)
Architect: Foster + Partners (masterplan) / AHMM / Shed KM / MAKE
www.ruskinsquare.com

Mixed use scheme comprising offices, residential, retail and external areas of new public realm along East Croydon Station. This site is at the centre of Croydon's Central Business District regeneration. The first residential phase, developed in joint venture with Places for People, provided 170 units including affordable housing. The first office building of c. 200,000 sq ft designed by Shed KM is fully occupied by HMRC and completed in 2016. The second office building designed by MAKE, has detailed planning permission.

**48: DEPTFORD MARKET YARD**

2 acres | Completed
Developer: U+I
Architect: Ash Sakula Architects, Pollard Thomas Edwards Architects, Farrer Huxley Associates
www.deptfordmarketyard.com

In partnership with the London Borough of Lewisham, this £50m scheme was part of a programme to regenerate the neighbourhood around Deptford Railway Station, whilst retaining its rich heritage. Championing local start-ups and independent businesses, Deptford Market Yard is now home to a collection of new shops, cafés, restaurants and a new market space.

**49: THE CROYDON PARTNERSHIP**

1.5m sq ft | Outline Planning Granted
 Developer: Unibail-Rodamco-Westfield
www.thecroydonpartnership.com

The Croydon Partnership, the joint venture between Unibail-Rodamco-Westfield and Hammerson, is committed to investing over £1.4bn to redevelop Croydon's retail town centre. The Partnership will deliver a 1.5m sq ft scheme to transform Croydon into a retail and leisure hub for South London, creating 7,000 new jobs and acting as a catalyst for the wider regeneration of the town.

**50: WESTFIELD STRATFORD CITY PHASE 2**

300,000 sq ft | Under Construction
 Developer: Unibail-Rodamco-Westfield
 Architect: Simpson Haugh

Unibail-Rodamco-Westfield has officially started construction on the new 300,000 sq ft, 12-storey office building located next to Westfield Stratford City.

WEST END, EARL'S COURT & PADDINGTON

**Fiona Don**

Senior researcher, GVA

The West End market performed considerably better than expected in Q2 2018, with take-up reaching over 1 million sq ft, a 30 per cent increase on Q1 2018 and a 29 per cent increase on the same period last year. Within this, the TMT and Creative sector was the most active, comprising 45 per cent of take-up. This suggests the market is remaining resilient in face of wider uncertainties, although more traditional financial services companies continue to dominate the core West End submarkets.

The Mayfair and St James's submarkets experienced record take-up levels of over 200,000 sq ft in Q2 2018, the highest level ever recorded for deals above 5,000 sq ft. While this was largely due to a total of three deals over 30,000 sq ft, it does not take away from the fact that the submarket has performed, perhaps surprisingly, well, given uncertainty, Brexit and the record rents that show little sign of significant downwards momentum. Furthermore, there is currently 150,000 sq ft under offer in Mayfair which may boost take-up levels in the future.

Also performing well in Q2 was the Paddington submarket, which has recently seen take-up and activity

pick up considerably, reaching over 90,000 sq ft for the quarter, up 77 per cent on the average. The submarket generally sees good letting activity for newly developed stock with schemes including British Land's Kingdom Street and Eastbourne Terrace letting well with good under-offer activity, therefore succeeding in keeping the vacancy rate low. Currently under

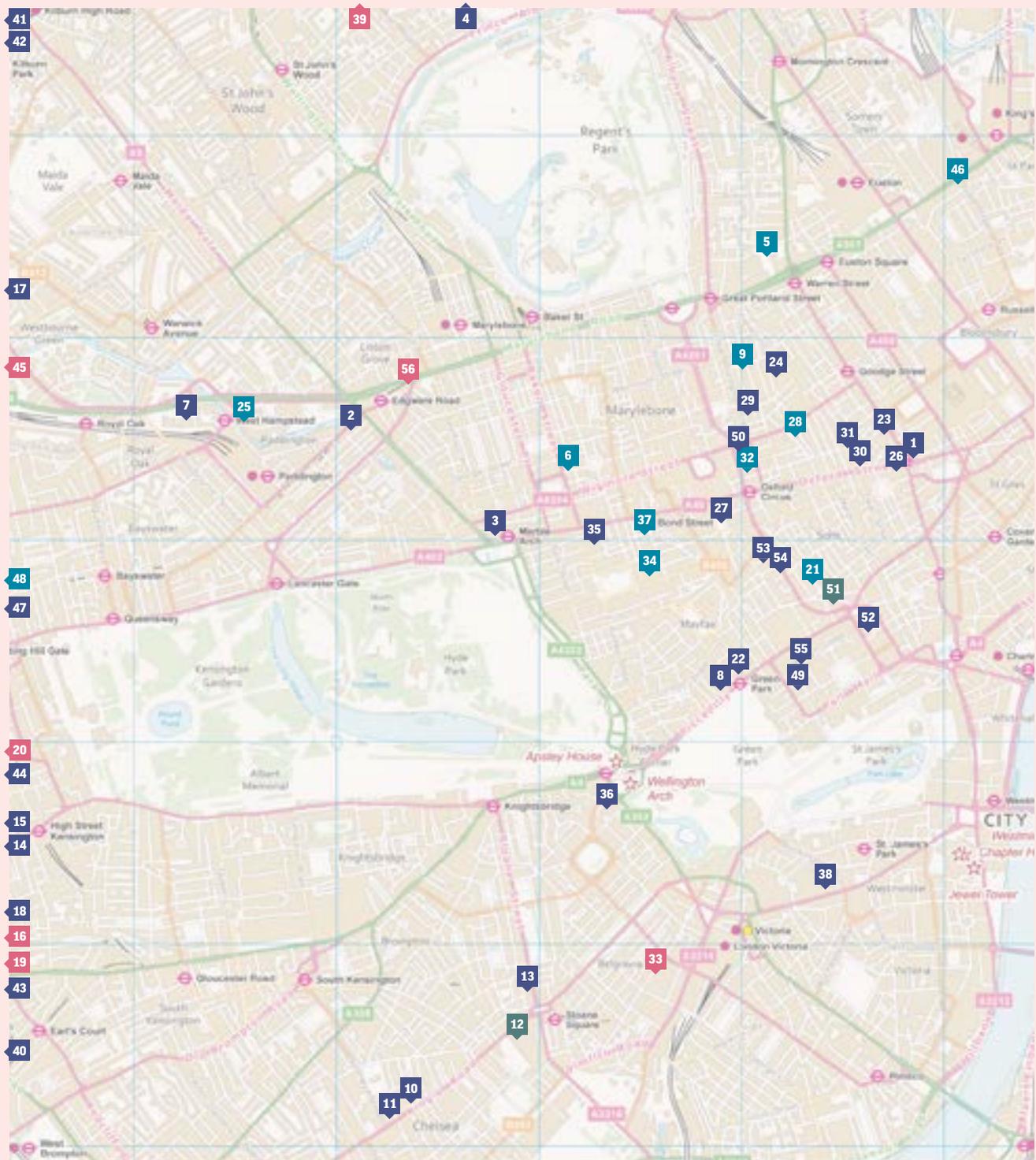
'The market is remaining resilient in face of wider uncertainties, although more traditional financial services companies continue to dominate the core West End submarkets'

construction in the submarket is Derwent's Brunel Building, which is scheduled to complete in 2019 and is where Sony Pictures Entertainment recently took a 70,000 sq ft pre-let.

This performance is underpinned by the fact that Paddington's landscape has changed greatly, and the arrival of the Elizabeth Line will cement it as one of the most accessible locations in Europe.

Continued enhancement of its urban environment with developments such as Paddington Square will add to its retail and leisure offering and improve residential desirability. There are limited development opportunities remaining in Paddington and with this acting as a cap on supply, along with the value creation resulting from investment in the area, it is likely to outperform London overall over the next five years.

Finally, Earl's Court continues to be a particularly interesting location in west London, offering attractive pricing compared with the established prime markets in neighbouring locations and the potential for uplift as improvements to the area continue. It has already seen significant enhancement in recent years and, as long as the Earl's Court Masterplan is delivered as expected, the area's desirability will continue to increase. Along with a number of highly specified new-build developments, it has the benefit of some enviable period housing stock, and in the last couple of years a number of its hotels have been restored to their initial residential use.



Ordnance Survey © Crown copyright 2011



1: CENTRE POINT
 184,000 sq ft NIA | Under Construction
 Developer: Almacantar
 Architect: Conran and Partners / Rick Mather Architects

A landmark seen from every corner of the capital, this is a building that justifies its name and embodies the spirit of the sixties style. Standing at the junction of Oxford Street and Tottenham Court Road, the scheme offers 82 expansive apartments by Conran & Partners and a new pedestrian piazza surrounded by 39,000 sq ft of retail and 13 affordable homes by Rick Mather Architects. The piazza links Soho, Covent Garden, Fitzrovia and Bloomsbury with direct access to Tottenham Court Road Crossrail, reaffirming Centre Point's geographical and symbolic position at the heart of London.



2: EDGWARE ROAD
 73,400 sq ft NIA | Planning Granted
 Developer: Almacantar
 Architect: Farrells

Working with iconic architects Farrells, 466–490 Edgware Road will be developed by Almacantar to provide a high quality mix of 47 affordable homes, 29 private apartments, retail units along with the re-provision of a petrol station, creating a desirable and striking new building that connects Edgware Road and the surrounding residential streets of Little Venice and Maida Vale.



3: MARBLE ARCH PLACE
 272,007 sq ft NIA | Under Construction
 Developer: Almacantar
 Architect: Rafael Viñoly Architects

Designed by Rafael Viñoly, Marble Arch Place includes a spectacular 18-storey, 54 apartment residential building overlooking Hyde Park, Mayfair and beyond and a state of the art commercial building offering 95,000 sq ft of offices. The buildings are connected by a new public realm with 48,000 sq ft of retail. Redefining this corner of Mayfair by creating a clearer transition between Oxford Street and Hyde Park, Marble Arch Place is a striking new gateway to the West End.



4: BRENT CROSS SOUTH
 192 acre | Outline Planning Granted
 Developer: Argent Related
 Architect: Various
www.brentcrosssouth.co.uk

A 192-acre area sitting alongside Hammerson and Standard Life Investments' redevelopment of Brent Cross shopping centre. The Brent Cross South masterplan includes 6,700 homes and workspace for over 25,000 new jobs; a new high street, with local shops and restaurants; improved transport connections with the new station serving the development and better walking and cycle routes; and new parks, squares and community facilities.



5: 10 BROCK STREET, NW1
 29,729 sqm | Existing
 Developer: British Land
 Architect: Wilkinson Eyre Architects
www.regentsplace.com

Designed by Wilkinson Eyre, 10 Brock Street is a new 320,000 sq ft office building that incorporates three glass towers of 8, 10, and 16 storeys, with floor to ceiling glazed external cladding. The building is now fully let to a diverse range of occupiers, including Debenhams, Facebook, Manchester City Football Club and Whiteford LLP. The development completes Regent's Place, which is now 2m sq ft of office, retail and residential space, providing accommodation for 15,000 workers and residents.



6: 10 PORTMAN SQUARE, W1
 12,500 sqm | Existing
 Developer: British Land
 Architect: Jestico + Whiles

10 Portman Square is a 134,000 sq ft office building with retail units at ground and lower ground levels. A seven storey building, 10 Portman Square benefits from natural light on four sides, with typical floors of 18,500 sq ft. There are three 'trophy' floors at the top of the building, which enjoy large accessible terraces and dramatic views across London. The building is fully let to Aspect Capital, Aramco, Arrowgrass, Independent Franchise Partners, Ardagh Glass, Ontario Teachers' Pension Plan and Weston Homes.



7: 4 KINGDOM STREET
145,000 sq ft | Existing
Developer: British Land
Architect: Allies and Morrison
www.4kingdomstreet.com

4 Kingdom Street is a new 145,000 sq ft office building located in Paddington Central. The nine storey building will have typical floor plates of 15,000 sq ft, with the majority of floors having large corner terraces and each floor having a glass pod designed as a creative meeting space. The plant room has been located in the basement which frees up space for a roof terrace for the occupiers to use as outside space for meeting, entertaining and sporting activities.



8: 7 CLARGES STREET, W1
51,000 sq ft | Existing
Developer: British Land
Architect: Squire and Partners
www.7clargesstreet.com

7 Clarges Street is the office element of a wider mixed-use development, which also includes Clarges Mayfair, a luxury residential address overlooking Green Park and the new Kennel Club headquarters. 7 Clarges Street encompasses six floors of flexible triple-aspect office space, with private terraces on the three uppermost levels and views across Green Park to Buckingham Palace and Victoria. Encouraging a health-conscious approach to commuting, 7 Clarges Street has 55 bicycle spaces, 39 lockers for folding bicycles and shower amenities.



9: YALDING HOUSE, W1
290,000 sq ft | Existing
Developer: British Land
Architect: Buckley Gray Yeoman

Yalding House is located in Fitzrovia on Great Portland Street. The building underwent a major refurbishment and extension to the existing offices to create a remarkable six storey contemporary office building. The development has a BREEAM 'Very Good' environmental rating and delivers 23,000 sq ft of exceptional quality office accommodation over 6 floors, with a new retail offer at ground floor level.



13: GEORGE HOUSE/PAVILION ROAD
294,555 sq ft | Completed
Developer: Cadogan
Architect: Stiff + Trevillion

Recently launched George House is the largest mixed use development to arrive on Sloane Street for a generation. It houses 43,000 sq ft of office space, luxury retail units let to flagship stores for international brands such as Delpozo, RedValentino and Escada, as well as boutique units to the rear on Pavilion Road for independent artisan food shops – including butcher, baker, greengrocer and cheesemonger. It connects directly with a new public courtyard that features destination restaurant Granger & Co, a vegan café, gym and spa. It forms part of Cadogan's strategy to continually enhance Chelsea as one of the world's leading places to live, work and shop.



14: EARLS COURT
9,800,000 sq ft | Planning Granted
Developer: Capital & Counties Properties PLC
Architect: Sir Terry Farrell
www.myearlscourt.com

The Earls Court Masterplan is the most exciting development opportunity in Central London, covering almost 70 acres of prime land and located across Chelsea and Fulham. The predominantly residential scheme is consented to provide over 7,500 new homes (including Lillie Square), creating 10,000 new jobs, and will deliver over £450m of community benefits.



15: LILLIE SQUARE
Under Construction
Developer: Capital & Counties Properties PLC
www.lilliesquare.com

Located adjacent to the Earls Court masterplan Lillie Square is establishing a new modern garden square address offering 800 new homes. First residents moved in December 2016.



10: 196-222 KING'S ROAD
203,330 sq ft | Under Construction
Developer: Cadogan
Architect: PDP London
www.196-222kingsroad.co.uk

Due for completion in 2021, the 196-222 King's Road development seeks to re-energise this central section of the King's Road. Including world-class retail space - both smaller artisan units and larger flagships, an independent 600-seat cinema, contemporary, high quality office space, 47 new homes, and rooftop bar with views across Chelsea, an improved Waitrose store and a traditional pub. Cadogan's long-term approach means that heritage and sustainability are principles core to the scheme, from restoration of the original art deco façade to environmental measures including solar panels and green roof.



11: 224-226 KINGS ROAD
16,390 sq ft | Completed
Developer: Cadogan
Architect: Holden Cherry Lee

Recently completed, this scheme includes the transformation of 3 buildings, including a Grade II listed banking hall and townhouse, to provide world-class retail and residential accommodation. The handsome Edwardian street-facing elevations and the original features of the banking hall, which make a significant contribution to the character of the surrounding Conservation area, have been protected. The new 'infill' building creates its own identity in a street with varied townscape and has achieved a BREEAM 'very good' rating.



12: DUKE OF YORK RESTAURANT
7,900 sq ft | Under construction
Developer: Cadogan
Architect: NEX Architecture
www.dukeofyorkrestaurant.co.uk

The Duke of York Restaurant is located in the largely Grade II-listed Duke of York Square. Designed by NEX Architecture (following a design competition which attracted over 150 entries), it champions the best of modern design in harmony with its heritage and surroundings. The restaurant will include a circular roof terrace, open to the public, and the UK's first innovative glass façade, which will lower into a single storey basement during fine weather, to allow al fresco dining. It is set to become a new landmark for the King's Road.



16: HAVELOCK REGENERATION
922 units | Under Construction
Developer: Catalyst
Architect: Pollard Thomas Edwards (Masterplan & Phase 1)

Catalyst's regeneration of the Havelock estate is creating an exciting, mixed-tenure neighbourhood in the heart of Southall, comprising of 922 units, with over 50% affordable. The development will provide high quality housing, including specially designed over 55s' housing and new green space. Catalyst are working with local partners and the community to improve safety, visibility and ecological diversity along the Grand Union Canal, turning it into a real community asset.



17: PORTOBELLO SQUARE
1,000 units | Under Construction
Developer: Catalyst
Architect: RP (Masterplan & Phase 1), Conran + Partners (Phases 2 & 3)
www.yourhereandnow.co.uk

Portobello Square is the regeneration of the Wornington Green estate in North Kensington and will deliver approximately 1000 new homes for social rent, private sale, and shared ownership. Catalyst worked with residents to create a new vision for the area, one that would protect the tight-knit community and guarantee a modern, high-quality home for every existing household who wanted one. The development also includes a new community centre and new commercial units along Portobello Road.



18: ST BERNARD'S GATE
2.32 hectares | Complete
Developer: Catalyst
Architect: Hester Architects
www.stbernardsgate.co.uk

St Bernard's Gate is located in Southall, Ealing and is built on the site of a former Victorian asylum. The project has 270 homes; 130 for market-sale, 98 shared-ownership, 22 for social rent and 20 at the new London Living Rent, as well as three commercial units. The scheme makes innovative use of existing listed buildings to create a buzzing new neighbourhood that mixes modern housing with the area's unique heritage.

**19: SHERWOOD CLOSE**

305 homes | Under Construction
 Developer: Ealing Council / Clarion Housing Group
 Architect: Feilden Clegg Bradley Studios
www.clarionhg.com/housebuilding/regeneration/sherwood-close-ealing

Clarion Housing Group is working in partnership with Ealing Council to regenerate Sherwood Close in West Ealing. Once completed there will be 305 homes, 191 for market sale and 114 for affordable homeownership/rent. The regeneration is being funded through cross subsidy from the market sale homes. Lovell was the contractor for the first 71 new homes for social rent.

**20: ACTON GARDENS, W3**

1,350,000 sq ft | Existing
 Developer: Acton Gardens LLP (Countryside and L&Q)
 Architect: HTA Masterplanners and PH 1 / Alison Brooks PH 2 / Stitch Studio PH 3.1 & 7.1 / Maccreanor Lavington PH 3.2 / PCKO PH 4 / HTA PH 5 / Levitt Bernstein PH 6 / Allies & Morrison Phase 9.1
www.actongardens.co.uk

Acton Gardens is an ambitious £600m regeneration programme being undertaken by Acton Gardens LLP, a joint venture partnership between Countryside and L&Q, to redevelop the original South Acton Estate, which was characterised by a sense of isolation and poor quality housing. The 15-year scheme will transform the area into a new urban village of 2700 homes and reconnect the estate to the wider neighbourhood. The development combines eco-friendly design with high standards of sustainability set within parks, communal gardens and allotments.

**21: 20 GOLDEN SQUARE**

25,000 sq ft | Existing
 Developer: Crosstree Real Estate Partners
 Architect: Orms

20 Golden Square is a prime Grade II listed Victorian Warehouse building in the centre of London's traditional cluster of media and creative industries. Crosstree fully refurbished the building in 2014 to create a mixture of high quality gallery and office space. The building is now fully let to a leading New York art gallery (Marian Goodman) and recording studio 750 mph.



25: BRUNEL BUILDING, 2 CANALSIDE WALK W2
 243,000 sq ft | Under Construction
 Developer: Derwent London plc
 Architect: Fletcher Priest
www.brunelbuilding.com

The Brunel Building is a dynamic hybrid structure of concrete and steel with the striking exoskeleton allowing for column-free floorplates. There are two roof terraces on the upper floors, a ground floor restaurant and new public realm on the canalside. The property is already 40% pre-let, with good interest on the rest of the building. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links in late 2018. The scheme is expected to be delivered in H1 2019.

**26: SOHO PLACE W1**

285,000 sq ft | Planning
 Developer: Derwent London plc
 Architect: AHMM

Derwent London has planning permission for a 285,000 sq ft mixed-use scheme at Tottenham Court Road station. This includes 209,000 sq ft of offices, 36,000 sq ft of retail, a 40,000 sq ft theatre and new public realm. With the arrival of the Elizabeth line, this major new transport interchange is providing a much needed regeneration boost to the area. The site was handed back to Derwent London by Crossrail in January 2018, on a new 150 year lease, and construction is due to commence in early 2019.

**27: HANOVER SQUARE**

223,600 sq ft | Under Construction
 Developer: Great Portland Estates
 (50/50 JV Hong Kong Monetary Authority)
 Architect: Lifschutz Davidson Sandilands
www.hanoverlondon.com

Hanover Square will include high quality offices, international standard retail space on New Bond Street and six residential apartments on Brook Street. The scheme will also create a new public square. The development will be carried out around the Eastern Ticket Hall of the Bond Street Crossrail station on the north-west corner of Hanover Square. It will provide two new buildings, together with the refurbishment of the Grade II* listed Georgian building at 20 Hanover Square. Due for completion Q3 2020.

**22: THE BERKELEY ESTATE**

400,000 sq ft | Planning Granted
 Developer: Crosstree Real Estate Partners
 Architect: Adjaye Associates

In Dec 2011 Crosstree acquired 1 Berkeley Street and subsequently acquired the adjacent 43-48 Dover Street in May 2013 to form The Berkeley Estate. The combined properties offer a rare 1.1 acre freehold redevelopment site in the heart of Mayfair opposite The Ritz. Planning consent has now been achieved for a David Adjaye-designed 400,000 sq ft mixed-use redevelopment, which comprises a 80-120 bed luxury hotel, 52 super-prime residential units and 40,000 sq ft retail accommodation.

**23: 1-2 STEPHEN STREET, W1**

265,000 sq ft | Existing
 Developer: Derwent London plc
 Architect: ORMS
www.1and2stephenstreet.com

This 265,000 sq ft freehold property is undergoing a phased refurbishment. The office refurbishment has so far delivered over 110,000 sq ft. This has remodeled the Stephen Street entrance and significantly enhanced the street level exterior. The 38,000 sq ft retail refurbishment and extension, Tottenham Court Walk, completed in May 2015 and has transformed the retail frontage along Tottenham Court Road. New occupiers include Acuitis, DF Mexico, Fabled by Marie Claire, Hotel Chocolat, Planet Organic, Oasis, T2 and Waterstones.

**24: 80 CHARLOTTE STREET W1**

380,000 sq ft | Under Construction
 Developer: Derwent London plc
 Architect: Make Architects
www.80charlottestreet.com

This 380,000 sq ft mixed-use development will provide 321,000 sq ft of offices, 35,000 sq ft of private residential, 10,000 sq ft of affordable housing, 14,000 sq ft of retail and a new public park. In 2017, 153,400 sq ft of offices was pre-let to Arup and a minimum of 123,500 sq ft was pre-let to The Boston Consulting Group. The scheme is a major step forward in the wider regeneration of the area and completion is expected in H1 2020.

**28: 55 WELLS STREET**

34,000 sq ft | Completed
 Developer: Great Portland Estates plc
 Architect: Buckley Grey Yeoman
www.55wellsstreet.com

Situated in a prominent position in the heart of Fitzrovia, 55 Wells Street is a new 34,000 sq ft development providing 29,500 sq ft of office accommodation featuring terraces on first, sixth and a shared rooftop terrace, a double height reception, typical floors of 5,140 sq ft, and a 4,500 sq ft restaurant pre-let to Ottolenghi.

**29: 78/92 GREAT PORTLAND STREET**

18,000 sq ft office, 15 residential apartments and 5 retail units | Completed
 Developer: Great Portland Estates plc
 Architect: Lifschutz Davidson Sandilands
www.portlandandridding.co.uk

Located in the heart of Fitzrovia in a prominent position on the corner of Great Portland and Riding House Street, 78/92 Great Portland Street comprises 18,000 sq ft of extensively refurbished office space which has been pre-let in full, 15 couture residences and 12,000 sq ft of retail / showroom in five units on ground and basement levels.

**30: OXFORD HOUSE**

116,000 sq ft | Under Construction
 Developer: Great Portland Estates plc
 Architect: Orms

Located at the eastern end of Oxford Street, and opposite the Dean Street Crossrail entrance, Oxford House is a 116,000 sq ft mixed-use development fronting Oxford Street, including 78,000 sq ft of office and 38,000 sq ft of retail and restaurant. Due for completion Q3 2021.

**31: RATHBONE SQUARE**

2.3 acre site, 420,000 sq ft, 242, 800 sq ft office, 13 retail units, 1 restaurant and 142 private residential units | Completed
Developer: Great Portland Estates plc
Architect: Make
www.rathbonesquare.com/residential

Located in the heart of the West End in close proximity to Crossrail's Tottenham Court Road Station, this 420,000 sq ft new development includes offices, retail, signature restaurant and premium residential all centred around a new garden square. All 242,800 sq ft of offices at One Rathbone Square have been pre-let to Facebook ahead of the buildings completion in Q3 2017.

**32: WALMAR HOUSE, W1**

50,000 sq ft | Existing
Developer: Great Portland Estates plc
Architect: RFK
www.walmarw1.com

Walmar House is a 50,000 sq ft office and retail development situated yards from Oxford Circus with a prominent frontage onto Regent Street. The building has undergone a comprehensive refurbishment to provide 6,000 sq ft office floors with light from all four elevations.

**33: 119 EBURY STREET, SW1**

3,500 sq ft | Existing
Developer: Grosvenor
Architect: David Morley

119 Ebury Street has become the first Listed building to achieve an 'Outstanding' rating under BREEAM Domestic Refurbishment and achieved the highest ratings to date for a BREEAM Domestic Refurbishment. The project challenges sustainable design, while maintaining the historic fabric of a Grade II Listed property. Sustainable initiatives include: whole house ventilation and heat recovery, and photovoltaic and solar thermal panels.

**37: 65 DAVIES STREET, W1**

6,000 sqm | Planning Granted
Developer: Grosvenor and Crossrail
Architect: PLP Architecture

The 64,000 sq ft development will be located above the western ticket hall for Crossrail's new Bond Street Station. The contemporary office scheme has been carefully designed by PLP Architecture to be sensitive to the traditional architecture of Mayfair, incorporating high-quality natural materials with a highly detailed façade.

**38: NOVA, VICTORIA SW1**

67,503 sqm/ 726,600 sq ft | Phase 1 - Complete
Developer: Landsec & CPPIB
Architect: PLP Architects, Benson + Forsyth, Flanagan Lawrence and Lynch Architects
novasw1.com

Nova, Victoria is an architecturally daring development and has become a new food destination for London. The development of this 5.5 acre island site opposite Victoria station was a joint venture between Landsec and Canada Pension Plan Investment Board. The completed first phase comprises of 480,300 sq ft of high quality office accommodation and 170 luxury apartments.

**39: HAMPSTEAD MANOR**

131,320 sq ft | Under Construction
Developer: Mount Anvil
Architect: Scott Brownrigg / A&Q Partnership
www.HampsteadManor.com

Located in NW3 one of the most coveted British postcodes, Hampstead Manor consists of 156 homes, spread across 13 buildings; and include four Grade II listed buildings, such as Kidderpore Hall, a painstakingly restored 1843 mansion. The development's amenities are unrivalled in the area and include a 24-hour concierge, a spa, gym, swimming pool and town car service. Once home to Westfield College, as an education establishment specializing in botany, and more recently occupied by Kings Collage, Hampstead Manor had a fascinating and varied history.

**34: 33 GROSVENOR STREET, W1K**

11,437 sq ft | Existing
Developer: Grosvenor
Architect: Squire and Partners

33 Grosvenor Street is a highly specified, classical 'boutique' townhouse office building in Mayfair. The building meets the needs of prime West End office occupiers who seek contemporary finishes within a heritage setting. Taking advantage of its period Georgian features and incorporated within contemporary open plan offices, features include: a cantilevered stone stair set within a highly detailed ornate atria, VRF fan coil air conditioning, showers, bicycle storage and landscaped courtyards. EPC 'B' Rating and BREEAM 'Very Good' achieved.

**35: ST MARK'S, MAYFAIR**

14,500 sq ft | Planning Granted
Developer: Grosvenor
Architect: Donald Insall Architects

Grosvenor proposes a £5m repair and restoration of the former church, into retail and restaurant use with community space as part of their long-term transformation of North Mayfair. The designs, which have been drawn up by conservation architects Donald Insall Associates, include restoring the building's heritage features and installing an impressive glass staircase, providing access to the first floor gallery. Works commenced in autumn 2016 to the Grade-I listed building, with completion planned for early 2018.

**36: 1-5 GROSVENOR PLACE, SW1**

Proposed
Developer: Grosvenor / Hongkong Shanghai Hotels Limited
Architect: Hopkins Architects

Grosvenor has entered into a partnership with Hongkong Shanghai Hotels to develop a hotel and residential scheme on this site overlooking Hyde Park Corner. Planning permission was granted in April 2016 following an extensive consultation phase with the local community. Construction is targeted to commence in 2017.

**40: QUEEN'S WHARF**

325,554 sq ft | Completed January 2018
Developer: Mount Anvil and FABRICA
by A2Dominion
Architect: Assael
www.queenswharf.co.uk

A Joint Venture between Mount Anvil and FABRICA by A2Dominion. A collection of 165 residences ranging from studios to three-bed apartments, located on the 'Surrey Bend' of the River Thames overlooking Grade-II listed Hammersmith Bridge. The development will house the world-famous Riverside Studios and offer a range of amenities, including a cinema, café and bar, theatre and new riverside walkway that links to the Thames Path.

**41: OAKLANDS**

605 homes, 3,500 sqm commercial space
Under Construction
Developer: Notting Hill Genesis & QPR
Architect: CZWG
www.oaklandsregeneration.co.uk

This partnership between Notting Hill Genesis and QPR FC will deliver over 600 new homes, and is the first major housing project to be on site in the OPDC development area. Both partners are committed to making significant investment in this area, and our new neighbourhood will deliver 40% affordable housing, with the remainder of the homes being available for market rent. Construction commenced in October 2017, with first occupation expected mid-2020. There will be provision of communal space with extensively landscaped public areas.

**42: QUEEN'S PARK PLACE**

150,000 sq ft | Existing
Developer: Places for People/ Londonewcastle and Link City
Architect: SimpsonHaugh Architects
www.queensparkplace.com

In leafy Queen's Park our latest collaboration with SimpsonHaugh is a beacon of contemporary urban living. Beautifully designed homes that make the most of their natural surroundings, are serviced by a 24-hour concierge and secure car parking. M&S simply occupies the ground floor commercial unit.

**43: 500 CHISWICK HIGH ROAD**

0.41 hectares | Under Construction
 Developer: Redrow Homes
 Architect: Broadway Malyan
www.redrow.co.uk/developments/500-chiswick-high-road-402321

500 Chiswick High Road is Redrow's prestigious new addition to one of west London's most sought after residential areas. The collection of studio, one, two and three bedroom apartments, penthouses and four bedroom townhouses offer the perfect location for enjoying the Chiswick lifestyle, within a few minutes' walk of the boutiques, restaurants and cafés of the cosmopolitan high street. The development has proven popular with downsizers and includes an underground car park, a gym and other commercial units.

**44: WARWICK ROAD MASTERPLAN**

1,034 homes | Under Construction
 Developer: St Edward
 Architect: Squire and Partners
www.berkeleygroup.co.uk

A major regeneration scheme in the Royal Borough of Kensington & Chelsea, the Warwick Road Masterplan will transform a run down, 3.9 hectare site through a £2bn investment. The masterplan consists of: 375 Kensington High Street, Kensington Row and Kensington Primary Academy. When it completes in 2019, it will provide 1,034 homes, a primary school with community facilities, a linear park, public art, courtyard gardens, restaurant and retail space at ground level.

**45: WHITE CITY LIVING**

1,477 / 1,628,181 sq ft | Under Construction
 Developer: St James
 Architect: Patel Taylor
whitecityliving.co.uk

1,477 suites, 1, 2 and 3-bedroom apartments surrounded by eight acres of parkland including a new five acre public park situated in the heart of the White City Opportunity Area, adjoining Westfield London, Television Centre and the new Imperial College campus. The private club facilities include cinema rooms, a pool, spa and fitness centre as well as two 12-seater lounges for both business and leisure. The development will form a keystone for the wider regeneration of White City.

**49: 29-30 ST JAMES'S STREET AND 25-27 BURY STREET, ST JAMES'S**

35,000 sq ft | Existing
 Developer: The Crown Estate
 Architect: Tate Hindle and MSMR

The existing site has been redeveloped to create a mixed use scheme with retail, residential and office accommodation. The scheme has been carefully considered to minimise visual impact from the street level. The principal façades facing St James's Street and Bury Street are retained, whilst improvements are made to the unattractive and cluttered roofscapes.

**50: MORLEY HOUSE**

45,500 sq ft | Under Construction
 Developer: The Crown Estate
 Architect: MSMR

Morley House is a mixed retail and residential development located on Regent Street, north of Oxford Circus. The redevelopment of this Grade II listed block is expected to complete in spring 2020 and will create 44 residential flats, which will be available to let. On the ground and basement levels will be 11,000 sq ft of retail space.

**51: QUADRANT 4, W1**

48 residential apartments | Under Construction
 Developer: The Crown Estate
 Architect: AHMM

Q4 is principally a residential development. The proposals include the major structural refurbishment of the existing building, including rebuilding the top two floors. The building will provide 48 high quality residential apartments and the introduction of a new core, whilst keeping an existing gymnasium open on the lower floor.

**46: THE HALO BUILDING**

120,000 sq ft | Existing
 Developer: Stanhope
 Architect: Bennetts Associates
www.thehalobuilding.com

A high quality office refurbishment and extension of One Mabledon Place, a 10 storey, 90,000 sq ft net office building in the prime regeneration area of Kings Cross and St Pancras. The building overlooks the British Library and the newly refurbished St Pancras Station and hotel and has new entrances and panoramic views across the West End. The building provides BREEAM Excellent space. The whole building has been let to TDL, the largest independent provider of clinical laboratory diagnostic services in the UK.

**47: TELEVISION CENTRE, W12**

2,300,000 sq ft | Under Construction
 Developer: Stanhope / Mitsui Fudosan / AIMCo / BBC
 Architect: AHMM / Maccreanor Lavington / Duggan Morris / Gillespies & DRMM
www.television-centre.com

The opening up and transformation of Television Centre into a mixed use development including new office and studio space for the BBC, complementary entertainment and leisure facilities, public open space, offices, a hotel and c. 950 residential units comprising apartments both converted and new build and town houses. Phase I construction commenced Q2 2015. Phase I completed in 2018. Includes c. 400 units, 300,000 sq ft offices and Soho House (hotel, restaurant, club and cinema) together with opening up the site for new public realm.

**48: WHITE CITY PLACE**

17 acres (2m sq ft offices) | Existing
 Developer: Mitsui Fudosan / Stanhope / AIMCo
 Architect: Allies & Morrison
www.whitecityplace.com

White City Place is adjacent to Imperial College campus, White City and Wood Lane tube stations comprising 6 existing buildings of 950,000 sq ft and a 4-acre 'gateway' development site. The total refurbishment is complete and occupiers include YOOX Net-a-Porter, Royal College of Art, Huckletree and ITV Studios Daytime. Planning consent has been granted for the Gateway site providing c. 1m sq ft of accommodation and other workspace.

**52: ST JAMES'S MARKET**

315,000 sq ft | Existing
 Developer: The Crown Estate / Oxford Properties with Hanover Cube as Development Manager
 Architect: Make Architects

St James's Market brings together world class modern architecture with preserved historic façades. The redevelopment of two existing blocks has created c. 260,000 sq ft of modern office accommodation and c. 55,000 sq ft of flagship retail and restaurant accommodation. The project is a new destination for the West End and a fantastic new amenity for St James's. Half an acre of public realm has been created with a new pedestrian square in a world-class business, shopping and dining environment.

**53: 1 NEW BURLINGTON PLACE, W1**

110,000 sq ft | Existing
 Developer: The Crown Estate / Exemplar
 Architect: AHMM
www.1nbp.co.uk

The sister building to 10 New Burlington Street, 1 New Burlington Place is the latest project as part of The Crown Estate's investment programme on Regent Street. The scheme, designed by Stirling Prize winning architects Allford Hall Monaghan Morris, consists of two flagship stores fronting Regent Street, a comprehensively renovated Georgian townhouse, 80,000 sq ft of Grade A office accommodation, and an eye-catching public art installation designed by Turner Prize winner Keith Tyson. The development is fully let.

**54: 10 NEW BURLINGTON STREET, W1**

130,000 sq ft | Existing
 Developer: The Crown Estate / Exemplar
 Architect: AHMM
www.10nbs.com

Designed by award winning architects AHMM, 10 New Burlington Street by The Crown Estate and Exemplar consists of 35,000 sq ft of flagship retail space and 95,000 sq ft of premium office accommodation. The BREEAM 'excellent' building incorporates two contemporary curved façades bordering a landscaped courtyard and a magnificent retained façade on Regent Street. The building is fully let, with occupiers including J Crew, Watches of Switzerland, Ares Asset Management and Tudor Capital.

**55: THE MARQ**

46,000 sq ft | Under Construction
Developer: The Crown Estate
Architect: Rolfe Judd
themarq.co.uk

A new 46,000 sq ft mixed use building in the heart of St James's, on track for completion in April 2019. This exciting new headquarters building provides six floors of flexible, column-free workspace and features a double-height reception space. The development also contains 5,000 sq ft of flagship retail and 5,000 sq ft restaurant or gallery space at ground and basement levels. The Marq is one of the UK's first buildings specifically designed to achieve WELL Certification.

**56: HUB BY PREMIER INN, MARYLEBONE**

294-bedroom flagship hotel | Planning Granted
Developer: Whitbread PLC
Architect: Sheppard Robson and Axiom Architects

Whitbread purchased and secured planning consent to redevelop a vacant 54,0000 sq ft office building on Old Marylebone Road into a 294-bedroom hub by Premier Inn hotel. The building is a few minutes' walk from both Marylebone and Paddington mainline railway stations. Whitbread will redevelop the site into a 13-storey hotel with a ground-floor café in line with the hub by Premier Inn brand. The hotel is expected to create 60 new jobs when it opens in 2021.

KING'S CROSS, MIDTOWN & COVENT GARDEN

**Hayley Blackwell**

Associate, central London research, Knight Frank

Flexible office providers and TMT companies have emerged as key drivers of office demand in some of the most central of central London markets.

News that Facebook has acquired 418,000 sq ft in three Argent buildings at King's Cross is a welcome addition to the tech and creative cluster forming there, not to mention a boost to the figures in Q3. There is less than 300,000 sq ft of speculative space available at King's Cross Central – 40 per cent of which is now under offer.

In short, occupiers are still committing to these three vibrant markets, and continuing to pursue large office units to satisfy their requirements. Overall leasing volumes have held up reasonably well given levels of supply being below average since 2016, with quarterly take-up reaching 327,109 sq ft in Q2, only 22 per cent below the 10-year average. As a result, there is particular pressure on the availability of units above 50,000 sq ft, with options for occupiers becoming increasingly limited.

The volume of construction in these markets can seem overwhelming: just look at the number of cranes dominating the skyline. However, in reality much of this development is for

alternative use, whether it be student accommodation, hotels or residential. Over the last 12 months, there has in fact been a lack of speculative office space completed in the submarket.

Looking forward, supply will remain tight, as 80 per cent of developments under construction are already pre-let.

The lack of supply across most central London submarkets is putting upward pressure on prime rents. In King's Cross, prime rents were up 6.5 per cent year-on-year at £82.50 per sq ft, Covent Garden increased by 3.4 per cent year-on-year to £75.00 per sq ft, and Midtown remained stable at £67.50 per sq ft, unchanged since Q2 2015.

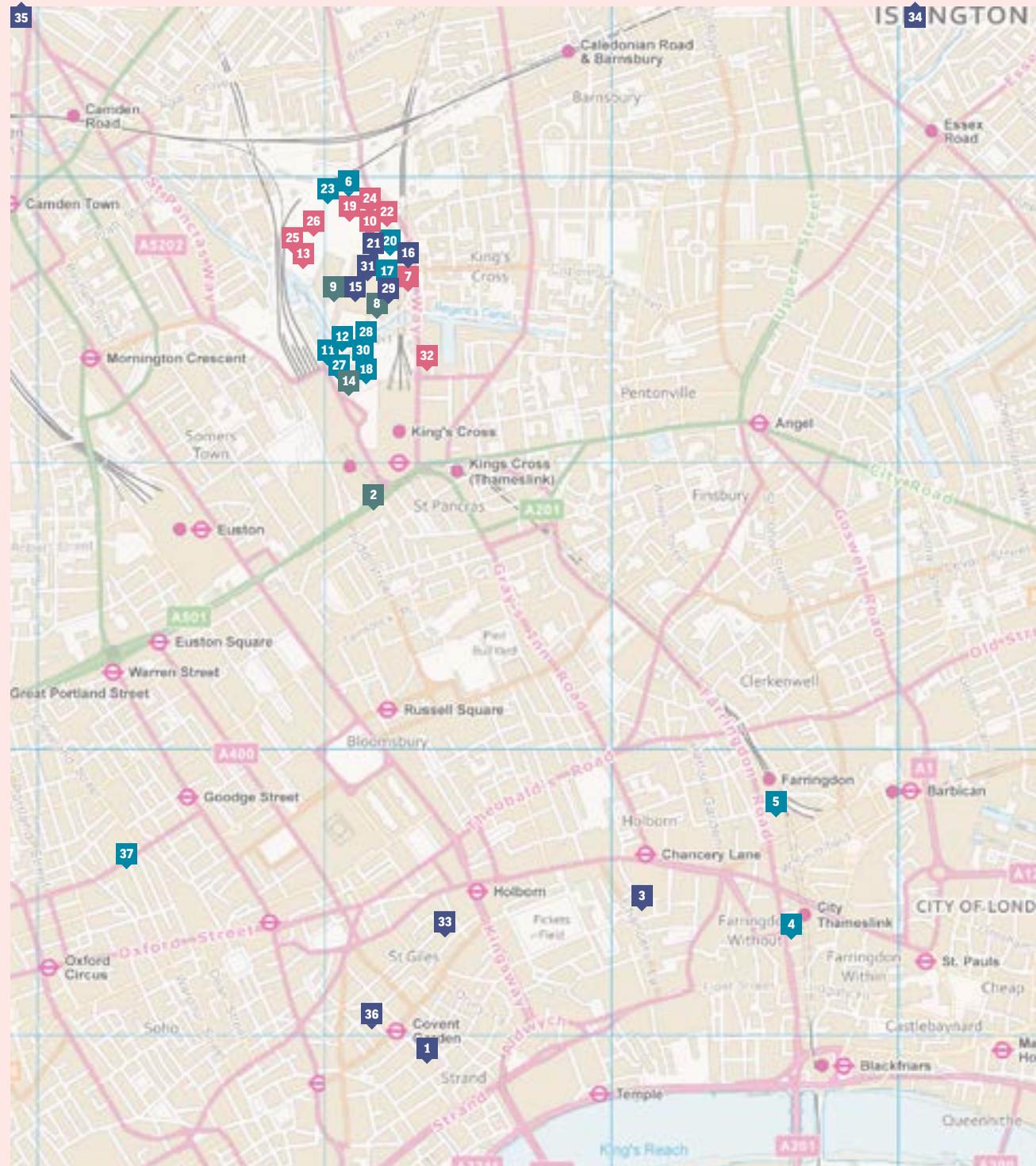
Not surprisingly, the arrival of tech companies such as Google and Facebook, combined with new retail and an ever-expanding F&B offering, has driven residential demand in King's Cross. The average sale price in King's Cross, N1C, has risen by 12 per cent since 2016, with the average sale price in the last 12 months being £1.09m.

Buyers are thinking longer-term and more strategically because of higher rates of stamp duty and political uncertainty, which can mean transactions take longer to complete. For existing properties, there is a risk of overpricing in an attempt to match the

premiums achieved for the high-quality new build stock. However, direct comparisons are difficult because new developments typically have excellent amenities like cinemas and private dining.

The malaise in the UK retail sector has been well documented. However, the central London retail market is almost a parallel universe to national occupier trends. While occupier demand is very patchy in many regional locations at best, it generally remains very strong in most locations in the capital, particularly in Covent Garden and the three main retail thoroughfares (Oxford Street, Regent Street and Bond Street).

Covent Garden's status as a pre-eminent retail destination in its own right is manifest in recent rental performance. In the last five years, prime Zone A retail rents have skyrocketed from £550 per sq ft to £1,475 per sq ft, making it the second most expensive retail trading location in the UK, behind Bond Street. This largely reflects Capco's ongoing proactive asset management of the area, the latest three initiatives of which have been the Kings Court and Carriage Hall schemes and the redevelopment of the former Sanctuary health club on Floral Street.



Ordnance Survey © Crown copyright 2011



1: COVENT GARDEN

1.2m sq ft | Existing
 Developer: Capital & Counties Properties PLC
www.coventgarden.london

Under Capco's stewardship and vision, Covent Garden has been transformed into a vibrant world-class destination. Through considered asset management, strategic investment and development the estate attracts a strong line-up of international retailers and restaurants. Luxury brands Tiffany & Co., Tom Ford and Chanel now sit alongside some of the capitals most popular restaurants including Frenchie and Balthazar. The Floral Court Development has completed with retail and restaurant concepts from Petersham Nurseries and high quality new residential overlooking the new courtyard.



2: THE STANDARD, LONDON

186,000 sq ft | Under Construction
 Developer: Crosstree Real Estate Partners
 Architect: Orms / Ian Chalk Architects / Archer Humphries

The Standard, London is the redevelopment of a Brutalist 1970's office building on a prominent 0.6 acre freehold site opposite St Pancras International station. Planning consent has been granted and construction commenced for its conversion into a 270-bed hotel including a 3-storey roof extension. Crosstree has partnered with world-renowned hoteliers The Standard to deliver a full-service luxury lifestyle hotel, their first outside the U.S.



3: 40 CHANCERY LANE WC2

102,000 sq ft | Existing
 Developer: Derwent London plc
 Architect: Bennetts Associates

This new-build 102,000 sq ft office and retail development provides eight floors of high quality offices, a retail unit and a publicly accessible passageway to a new courtyard that brings daylight to the office floors. The office element, totaling 97,400 sq ft, and the retail unit was pre-let to Publicis Groupe.



4: 20 FARRINGTON STREET

85,000 sq ft | Completed
 Developer: HB Reavis
 Architect: Denton Corker Marshall
www.20farringdonstreet.co.uk

20 Farringdon Street offers approximately 85,000 sq ft of Grade A office accommodation arranged over 11 storeys and designed to maximise flexibility. Within walking distance of Farringdon station and with six terraces providing inspiring views, 20 Farringdon Street incorporates state-of-the-art facial recognition system into the double-height reception along with a bespoke lighting installation by Acrylicize, a separate direct entrance off the Cycle Superhighway for cyclists and a double-width polished concrete feature staircase. 20 Farringdon Street completed in April 2018.



5: FARRINGTON WEST OSD

138,000 sq ft | Acquired
 Developer: HB Reavis
 Architect: John Robertson Architects
www.hbreavis.com

HB Reavis acquired the Crossrail Over-Site Development at Farringdon West in August 2018. Located in the heart of Clerkenwell, the seven-storey scheme will have a clear focus on user wellbeing, targeting the highest WELL Building Institute standard of Platinum and one of London's highest office space to terrace ratios. Designed by John Robertson Architects, this strategically important project sits at the only point in the city where Crossrail, London Underground and Thameslink intersect, at the very centre of London's design community.



6: 11-21 CANAL REACH

405,000 sq ft | Started on-site
 Developer: King's Cross Central Limited Partnership
 Architect: Bennetts Associates
www.kingscross.co.uk/11-21-canal-reach

11-21 Canal Reach comprises two Grade A office buildings – 11 Canal Reach (235,000 sq ft) and 21 Canal Reach (170,000 sq ft). The buildings are focused around two central atria and offer full flexibility, being capable of single or multiple occupation in a range of configurations. The buildings offer uninterrupted floorplates with full height glazing and excellent floor-to-ceiling heights allowing maximum daylight penetration. Extensive communal roof gardens offer an impressive amenity for staff with over Central London.

**7: ARTHOUSE**

134,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: dRMM

ArtHouse comprises of 143 one, two, three, four-bed and penthouse residential units (including 29 Registered Social Landlord units) over eight floors. The building includes commercial units at street level and 37 basement parking spaces. ArtHouse is superbly located, looking out over Regent's Canal and Handyside Park. Designed by award-winning architects dRMM, the living spaces are bright and spacious, with a palette of quality materials and clever, integrated storage. Landscaped courtyards and glazed cloister corridors connect the building with Handyside Park.

**8: CANALSIDE PAVILION**

9,200 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Stanton Williams Architects
www.kingscross.co.uk/eating-and-drinking/the-lighterman

The three-storey building is a modern addition to the heritage buildings around Granary Square and is occupied by restaurant and bar, The Lighterman. The structure has an open sided basement which leads out onto the towpath of the adjacent Regent's Canal. Within this form, the building provides a gateway between Granary Square and the canal for both pedestrians and cyclists. The building has been awarded BREEAM 'Excellent'.

**9: COAL DROPS YARD**

92,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Heatherwick Studio
www.kingscross.co.uk/coal-drops-yard

Built to receive and sort coal from the North of England, the Victorian Coal Drops buildings and Western Wharf Road Arches are being restored and adapted to a retail use – Coal Drops Yard, a curated mix of shopping and leisure – to a design by Heatherwick Studio. Construction is due to complete in autumn 2018.

**13: GASHOLDERS LONDON**

21,569 sqm GEA | Existing
Developer: King's Cross Central Limited Partnership
Architect: Wilkinson Eyre
www.gasholderslondon.co.uk

A residential scheme comprising 145 apartments in three separate buildings of differing heights built within a refurbished triplet of Grade II Listed cast-iron gasholder guide frames. The building includes ground floor retail space which opens out onto landscaped gardens. Residential building amenities include a gym and spa, a business lounge, private dining room, 14 seater screening room and a rooftop garden with panoramic views of London.

**14: GERMAN GYMNASIUM**

13,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Allies and Morrison / Conran & Partners Interior Architects
www.kingscross.co.uk/german-gymnasium-restaurant

Allies & Morrison are behind the refurbishment of the historic German Gymnasium, a new dining destination for D&D London. The Grade II listed building was built in 1865 for the German Gymnastics Society. The interior by Conran & Partners takes inspiration from the original gymnastic activities which took place inside. The building contains a grand café at ground level with a further dining area and bar upstairs overlooking the area below, outdoor terraces face King's Cross station and Battle Bridge Place.

**15: KING'S CROSS, N1C**

67 acres | Under Construction
Developer: King's Cross Central Limited Partnership
Masterplanners: Allies and Morrison / Porphyrios Associates / Townshend Landscape Architects
www.kingscross.co.uk

At 67 acres, King's Cross is the most significant development in central London. An extraordinary piece of city is taking shape; with a new postcode, N1C. With six tube lines, two mainline stations, Eurostar and direct links to London's main airports, it's the best connected part of London. The location, connections, canalside setting, rich industrial heritage, eclectic cultural scene and thriving community come together to make King's Cross a diverse and exciting destination, set around tree-lined streets and outstanding public spaces.

**10: FENMAN HOUSE**

109,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Maccreanor Lavington
www.kingscross.co.uk/fenman-house

A 14 storey classic brick building, completing an 'urban block' also comprising Saxon Court and Roseberry Mansions. The principal façades are richly textured featuring a warm 'woven' glazed brick detail, pronounced brick piers, tall and elegant double windows and complementing dark metalwork. The building houses 76 apartments, all featuring outdoor space. The ground floor of the building, housing the residential lobby and a retail/commercial unit features a weighty reconstituted stone framing around each window or entrance bay.

**11: FIVE PANCRAS SQUARE**

150,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates

This building is the new headquarters for the London Borough of Camden. The facility houses a leisure centre, a library and café as well as the Council's customer access centre and administrative offices. The building is 150,000 sq ft and a typical floor is 16,000 sq ft. It is one of the first inner-city buildings in the UK to achieve a BREEAM 'Outstanding' sustainability rating. An energy efficient ventilation system and solar panels ensure low carbon emissions and reduced running costs.

**12: FOUR PANCRAS SQUARE**

175,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Eric Parry Architects
www.kingscross.co.uk/four-pancras-square

A Grade A office building, fully let to Universal Music, located on Pancras Square and Goods Way, with approximately 175,000 sq ft over 10 floors. A typical floor is 20,500 sq ft and premier retail space is housed at ground level. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.

**16: KING'S CROSS SPORTS HALL**

23,000 sq ft (GEA) | Planning granted
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates
www.kingscross.co.uk/q2-sports-hall

An indoor sports centre and health and fitness suite across two levels with modern changing facilities built to Sport England standards. The hall has been designed to be used as a combination of four badminton courts, a basketball court, a volleyball court or a five-a-side football pitch. Initially, the building will provide a temporary home for the Construction Skills Centre with a small fitness suite on the upper floor, before opening fully to the public as a community sports centre.

**17: MIDLAND GOODS SHED**

60,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates
www.kingscross.co.uk/offices-midland-goods-shed

This existing Grade II listed Victorian trainshed and railway canopy has undergone an extensive refurbishment and adaptation to house a new membership hub and events venue for The Guardian, and a new full size supermarket for Waitrose. In addition it houses a cookery school for Waitrose, allowing members of the public to come and take part in their renowned masterclasses.

**18: ONE PANCRAS SQUARE**

55,120 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: David Chipperfield
www.kingscross.co.uk/one-pancras-square

The building is placed on Pancras Square as part of a two million sq ft cluster of 8 office buildings. It is accessed either from Pancras Square or King's Boulevard. The building is approximately 55,120 sq ft net over 8 floors. A typical floor is 7,050 sq ft net with 600 sq ft of balconies. Shops and cafés will be housed at street level. A public leisure centre with two pools and a public library are also located on Pancras Square.



19: R3
85,078 sq ft | Planning granted
Developer: King's Cross Central Limited Partnership
Architect: Squire and Partners

R3 is a residential scheme made up of 61 open market housing units. 4,200 sq ft of retail space can be found at ground level, which will open directly onto the R3 colonnades along the north and south elevations. R3 faces Lewis Cubitt Park to the west and the Zone R Gardens to the east.



20: R7
155,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Duggan Morris Architects
www.kingscross.co.uk/R7

A 155,000 sq ft Grade A office building with floor plates of 17,000 sq ft over 10 floors with retail space at the ground and mezzanine levels. Upper office levels have highly flexible floorplates, sub-divided into a variety of smaller or larger areas with the ability to link floors vertically via internal stairs. Each floor has at least one terrace, with a shared roof terrace on the ninth floor. The building meets BREEAM standard 'Excellent'.



21: R8
68,000 sq ft | Planning granted
Developer: King's Cross Central Limited Partnership
Architect: Piercy & Company
www.kingscross.co.uk/r8-handyside

R8 is a pair of 10-13 storey, mixed-use buildings designed around a central courtyard. The building features a textured brick facade and industrial style windows, echoing the King's Cross heritage. The building offers 68,000 sq ft of office space, 3,208 sq ft of retail and 151 residential units, of which 69 will be market and 82 affordable units. The building will meet the BREEAM standard 'Excellent' and will be linked to the site-wide district heating network.



25: TAPESTRY
125,500 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Niall McLaughlin Architects
www.kingscross.co.uk/tapestry

Tapestry brings 129 one, two and three bedroom apartments, townhouses and penthouses overlooking Gasholder Park. Niall McLaughlin Architects have achieved an incredibly considered and characterful residence, offering homes with breathtaking views over the canal and across London. The apartments offer waterside living in central London whilst also benefiting from a private, landscaped garden square in the sky designed by internationally respected Dan Pearson Studio. The building houses a multi-use game area, a multi-storey car park and the site's energy centre.



26: THE PLIMSOLL BUILDING
244,500 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: David Morley Architects
www.plimsollkingscross.co.uk

The Plimsoll Building brings 255 one, two and three bedroom apartments, duplexes and penthouses, of which 77 will be delivered as affordable rented homes. Situated alongside Regent's Canal overlooking Gasholder Park, a new public space set in the historic Gasholder No 8 guide frame, the building design references the Victorian industrial heritage of King's Cross. Also included in The Plimsoll Building are two schools – King's Cross Academy school for ages 5–11 and Frank Barnes' School for Deaf Children.



27: THE STANLEY BUILDING, SEVEN PANCRAS SQUARE
29,700 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Studio Downie Architects

Seven Pancras Square was developed and is now occupied by The Office Group to provide boutique serviced offices, club rooms and meeting space. The building is approximately 29,700 sq ft net over 5 floors and typical floor is 3,900 sq ft. A striking lightwell links the old and new buildings and brings the original Victorian roof terrace back into use. The building meets BREEAM standard 'Excellent' and is connected to the site-wide district heating network.



22: RUBICON COURT
95,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: PRP Architects

Of the 117 affordable homes in Rubicon Court, 78 are social rented apartments, 15 are supported housing apartments, and 24 are available as shared ownership homes. The apartments are arranged in small clusters, allowing communities to develop on each floor. More than half have generous balconies and many have stunning views across the city. All are designed to meet Lifetime Homes standards. Funding support for Rubicon Court was provided by the Homes and Communities Agency.



23: S2
190,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Mossessian Architecture
www.kingscross.co.uk/S2-handyside

A Grade A office building overlooking Lewis Cubitt Park and Handyside Street with approximately 190,000 sq ft net over 10 floors. A typical floor is 20,000 sq ft net and premier retail space is housed at ground level. The building is being designed to meet the BREEAM standard 'Excellent' is linked to the site-wide district heating network.



24: SAXON COURT AND ROSEBERRY MANSIONS
108,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Maccreanor Lavington

Saxon Court and Roseberry Mansions are part of the second residential scheme to be delivered at King's Cross. Saxon Court provides 63 social rented apartments and 40 affordable shared ownership homes. Roseberry Mansions provides 40 apartments designed for the active elderly. These homes allow older people to live independently while also having access to the care and support services which they may need over time.



28: THREE PANCRAS SQUARE
158,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Porphyrios Associates
www.kingscross.co.uk/three-pancras-square

A Grade A office building located on Pancras Square which has been let to global communications group, Havas. The building houses approximately 158,000 sq ft over 10 floors and a typical floor is 18,300 sq ft. The street level will house premier retail. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.



29: TWO GRANARY SQUARE
10,506 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: John McAslan + Partners
www.kingscross.co.uk/two-granary-square

A mixed-use heritage building from the 1850s adapted by architects John McAslan + Partners. Works to the outside of the building were kept to a minimum to preserve the historic fabric, in the same style as the Granary Building. Internally the building has been opened up through the creation of open plan floors. The building is a mix of restoration and new build and is now home to The Art Fund and House of Illustration.



30: TWO PANCRAS SQUARE
130,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Allies and Morrison

This Grade A island building overlooks Pancras Square and King's Boulevard. The building is part of a two million sq ft cluster of 8 office buildings south of Regent's Canal. The building is approximately 130,000 sq ft over 9 floors. A typical floor is 14,800 sq ft. There are south facing gardens and terraces on the top floor and rooftop. The street level houses premier retail. The very latest technology reduces running costs for the occupiers and minimizes environmental impact.



31: UNIVERSITY OF THE ARTS, LONDON
326,440 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Stanton Williams Architects
www.kingscross.co.uk/granary

Originally a store for Lincolnshire wheat, the Grade II listed building is the centrepiece of Granary Square and the front door to the new UAL campus that extends nearly 200m to the North, flanked on either side by the historic Transit Sheds. Internally, studios, workshops and lecture theatres are built around a broad, covered "street" with overhead walkways. The building also houses performance and exhibition spaces and the 350-seat Platform Theatre. The former stables now hold up to 275 bicycles.



32: HUB BY PREMIER INN
9681 sqm | Completed
Developer: Legal & General / Whitbread PLC
Architect: Axiom Architects
www.axiomarchitects.co.uk

Hub by Premier Inn King's Cross is a flagship new build hotel and retail development. The scheme includes a 389 bedroom hotel with bar, restaurant and meeting room facilities with 292 sqm of retail floor space, housed within a 9 storey concrete framed building. The design follows the robust warehouse aesthetic prevalent in the immediate area with volumes articulated in yellow London stock and smooth blue brickwork surmounted by a zinc clad top storey enjoying views across London towards King's Cross and St Pancras.



33: PARKER STREET
56,537 sq ft | Under construction
Developer: Londonewcastle
Architect: Robin Partington and Partners

We are working as development managers on this intimate development of 40 residential apartments in the Seven Dials Conservation area by Covent Garden market, in London's Theatre Land. Working alongside Robin Partington Architects, to bring about a scheme that's in a class of its own. A retained Victorian brick façade, with copper and bronze detail together with carefully delivered interiors and outstanding residents'.



37: THE COPYRIGHT BUILDING
9,959 sqm | Completed
Developer: Union Investment
Architect: Piercy & Company

The office property "The Copyright Building" is intended to be a Grade A building with eight floors. Due to the high sustainability standards, the building should then receive BREEAM Excellent certification. With a ceiling clearance height of up to 2.9 metres, the individual storeys offer lots of usage flexibility. Further highlights of The Copyright Building's construction are generously sized terrace areas on the fourth and seventh storeys, offering a unique view over the West End of London.



34: THE LOXFORDS
129,489 sq ft | Existing
Developer: Mount Anvil
Architect: Metropolis

Mount Anvil acquired this historic three acre site in Spring 2011, and kept its promise to lovingly restore the 19th Century Loxford House. 143 new homes were created, comprising a mix of restored and new build apartments and townhouses. In addition the scheme provides a nursery and landscaped public garden.



35: COLINDALE GARDENS
20 hectares | Under construction
Developer: Redrow Homes
Architect: Feilden Clegg Bradley, Studio Egret West
www.redrow.co.uk/developments/colindale-gardens-colindale-442231

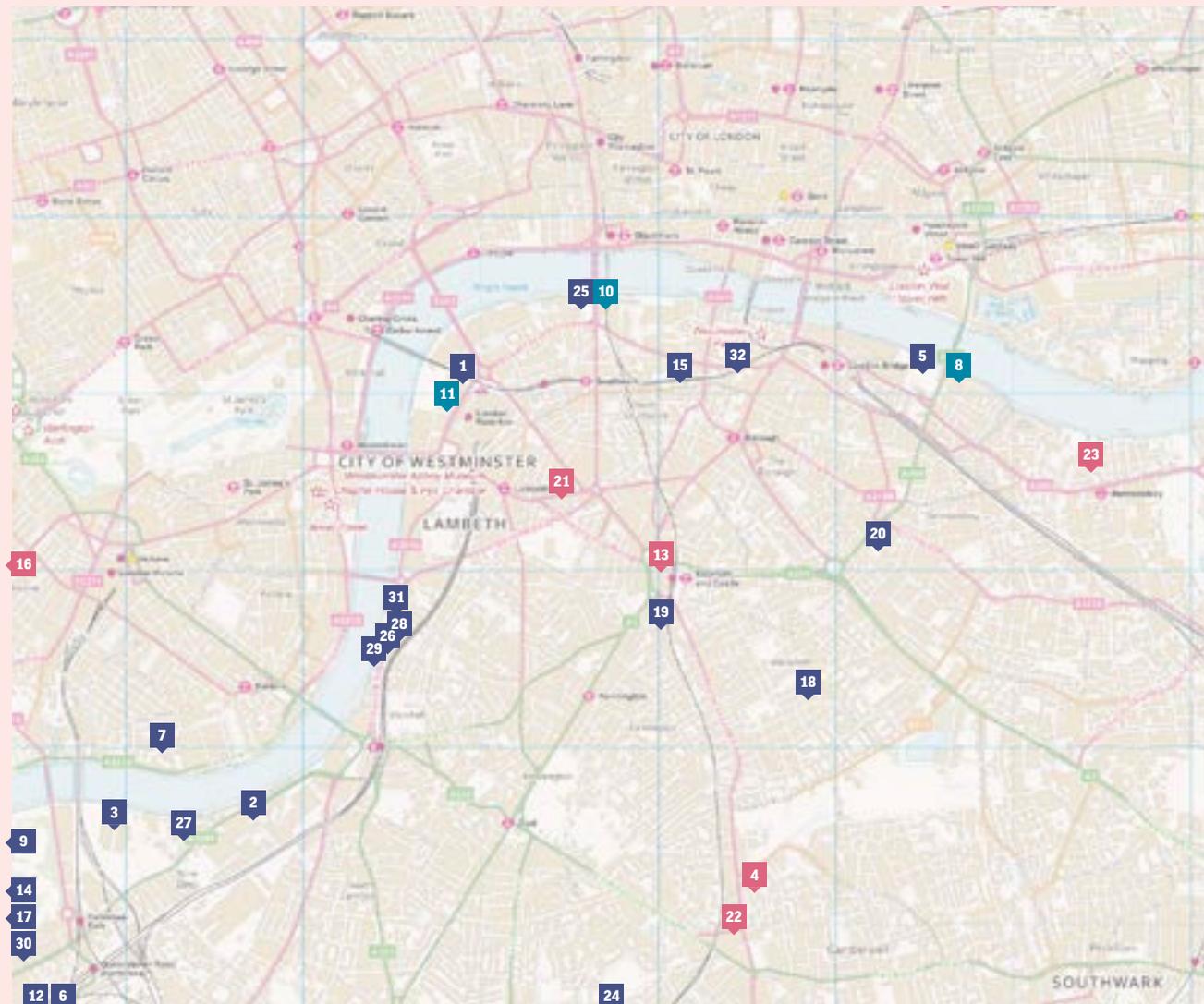
Redrow acquired the former Peel Centre unconditionally from the Mayor's Office for Policing and Crime and was granted planning permission for this mixed use development in December 2015, a year after completion. Working collaboratively with the local community and the Council, Redrow is delivering 2,900 new homes, a new 3FE Primary school, a nursery, a new retail centre, community and leisure uses and over four hectares of public open space including a neighbourhood park and sports pitch.



36: MERCERS WALK, COVENT GARDEN, WC2
6,230 sqm | Completed November 2016
Developer: The Mercers' Company
Architect: Ian Ritchie Architects Ltd

Mixed use redevelopment comprising the refurbishment of a nineteenth century warehouse as a flag ship retail store and the construction of three new buildings providing 24 apartments, three shop units and two restaurants. The scheme is arranged around a new piazza linking Mercers Street and Langley Street.

LONDON BRIDGE, SOUTHWARK, NINE ELMS & WATERLOO



Ordnance Survey © Crown copyright 2011



Victoria Shreeves

Associate, central London research, Knight Frank

The focus of some of the largest regeneration projects in central London, the South Bank has witnessed significant change over the last five years. It is no longer considered a 'back-office' location or a cheaper alternative, but rather a destination of choice for occupiers and one that competes favourably with the likes of Victoria, King's Cross, Paddington and, lately, the creative areas of Soho and Covent Garden.

If The Shard put London Bridge on the map, the US embassy relocating to Nine Elms and, more recently, Apple pre-letting 500,000 sq ft at Battersea Power Station, have confirmed the location's appeal.

Following five years of above-average annual take-up in South Bank, momentum has slowed during the first half of 2018. Take-up in Q2 reached just 68,000 sq ft, 50 per cent below the previous quarter and 70 per cent below the 10-year average. However, this is not a reflection of reduced occupier appetite, but instead the supply squeeze that is all too familiar to the South Bank market. In Q2, availability totalled 762,000 sq ft, 26 per cent below average, which equates to a vacancy rate of 4.1 per cent. Second-hand space accounted for 88 per cent of supply, and there was just one building that could satisfy a requirement over 50,000 sq ft.

Since 2015, there has been a constrained pipeline. As a result, South Bank and Nine Elms have

seen large amounts of pre-letting. There is currently 1.2m sq ft under construction, albeit 89 per cent already committed. There is only 95,000 sq ft of speculative pipeline due to complete this year, which represents just three months of supply given average levels of new and refurbished take-up.

The lack of supply in South Bank is putting upward pressure on prime rents, which increased to £67.50 per sq ft over the quarter, reflecting a 6.3 per cent increase year-on-year. Prime rents in Nine Elms remain stable at £57.50 per sq ft.

'If The Shard put London Bridge on the map, the US embassy relocating to Nine Elms and Apple pre-letting 500,000 sq ft at Battersea Power Station, have confirmed the location's appeal'

Similarly, average residential pricing in Lambeth and Wandsworth has climbed 81 per cent and 68 per cent respectively since the beginning of 2010. This exceeds the 42 per cent growth in prime central London over the same period.

Regeneration and transport upgrades have underpinned residential market performance in many locations in London in recent years. The Vauxhall, Nine Elms and Battersea (VNEB) Opportunity Area is now primed to benefit from further transport

improvements, including the first extension to the Northern line in more than 70 years. On completion in 2020, residents will be able to reach the City or West End in less than 15 minutes. Around 5,650 private residential units are under construction in the VNEB opportunity area, which is around 9 per cent of all private homes under construction in London. Almost 60 per cent of units under construction, which are due to complete in the next three years, have been sold, with planning permission granted for a further 6,800 homes.

The retail market south of the river has historically been under-supplied. However, the retail proposition has evolved and improved significantly over the years, particularly on the back of widespread office development and major transport infrastructure projects, the most significant of which has been the redevelopment of London Bridge Station.

The retail offer largely reflects the needs and aspirations of the substantial workforce and commuter base and is essentially convenience-driven. Occupier demand remains strong, fuelled in particular by F&B operators. While the casual dining sector has had its struggles generally, with a number of operators downsizing or undertaking CVAs (Company Voluntary Arrangements), the area south of the river offers far more affordable rents than many parts of the West End and is therefore less prone to overheating and less exposed to any fall-out.

**1: ONE AND TWO SOUTHBANK PLACE**

572,327 sq ft | Under Construction
 Owner: Almacantar
 Architect: One Southbank Place, Squire and Partners, Two Southbank Place, Kohn Pedersen Fox Associates

One and Two Southbank Place will provide much needed high-quality commercial space in this prominent part of Central London. Southbank Place is in a new development, creating London's newest district. Additional, One and Two Southbank Place provides occupiers with enviable transportation links and the cultural offering of the South Bank. One Southbank Place has been pre-let to Shell International, and Two Southbank Place has been pre-let to WeWork. The two buildings also feature around 25,000 sq ft of retail.

**2: EMBASSY GARDENS**

241,548 sqm | Under Construction
 Developer: Phase One Ballymore, Phase Two EcoWorld Ballymore
 Architect: Sir Terry Farrell (masterplan), Allford Hall Monaghan Morris, Fielden Clegg Bradley and Arup Associates
www.embassygardens.com

Embassy Gardens, home to The Sky Pool, is a landmark development wrapping around the new US Embassy which will establish a new community within central London. The development includes nearly 2,000 new homes, stunning landscaped gardens, a section of the new Nine Elms park which connects the development to Battersea Park, vibrant new bars and restaurants providing alfresco spaces, 130,000 sq ft of shopping space and a charity music academy. Phase one is fully complete and occupied.

**3: BATTERSEA POWER STATION**

42 acres | Under Construction
 Developer: Battersea Power Station Development Company
 Architect: Various
batterseapowerstation.co.uk

Battersea Power Station is world famous as one of the finest surviving examples of art deco architecture and is at the heart of central London's most visionary and eagerly anticipated new development. The 42-acre former industrial site will be home to shops, offices, cafes, hotels, homes and public spaces including a new six-acre public park. The first residents have moved in and the first shops and restaurants have now opened at Circus West Village, the first phase of the development to complete. It is also now serviced by the MBNA Thames Clippers River Bus Service and will include a new Zone 1 London Underground station.

**7: CHURCHILL QUARTER**

Developer: Countryside
 Architect: Stitch Architects

Countryside has been selected by Bromley Council to deliver a development comprising of both residential and commercial elements, including 410 new, high-quality homes across 7 apartment blocks in Bromley town centre. The adjacent park Church House Gardens will be widened and transformed into an active cultural hub between the High Street and the gardens. A minimum of 35% affordable homes will be provided.

**8: TOWER BRIDGE COURT**

100,000 sq ft | Proposed
 Developer: FORE Partnership / Landid
 Architect: Stiff + Trevillion

Tower Bridge Court is a 1990s-built office building situated in an iconic location on the south bank of the Thames immediately adjacent to Tower Bridge. FORE plans to refurbish and reposition the building, creating a highly sustainable, best in class, forward-thinking workspace that meets the needs of occupiers and the wider community. FORE and its development partner, Landid, plan to bring forward a scheme in 2019 that will see the building transformed into low carbon, grade-A office and retail.

**9: CHELSEA ISLAND**

118,715 sq ft | Under Construction
 Developer: Hadley Property Group
 Architect: Arney Fender Katsalidis Architects
www.hadleypropertygroup.com/properties/chelsea-island

Chelsea Island is a unique development of 89 high-end apartments in SW10. The development will introduce 1, 2, 3 and 4 bedroom apartments, private rooftop courtyards and outdoor spaces for residents to enjoy. AFK Architects have created an innovative build, with attention to detail at the forefront of its design inspiration. Generously proportioned apartments, flooded with natural light were created in each of Chelsea Island's apartments, generating the highest standards of living in one of the capital's most sought-after boroughs.

**4: ELMINGTON**

Under Construction
 Developer: Bellway/Family Mosaic (Peabody Group)
 Architect: PTE architects
www.peabody.org.uk

Elmington is a development by Bellway Homes providing 226 new homes as part of the comprehensive regeneration of the Elmington Estate in Camberwell. The scheme is spread three sites (parcels 1 to 3) and will include 85 affordable homes managed by Peabody.

**5: ONE TOWER BRIDGE**

65,616 sqm | Completed
 Developer: Berkeley Homes (South East London) Ltd
 Architect: Squire and Partners
www.berkeleygroup.co.uk/new-homes/london/tower-bridge/one-tower-bridge

One Tower Bridge is a luxury development located on the South Bank next to the iconic Tower Bridge. With park fronted river views, OTB comprises over 400 apartments. Bridge Theatre, London's largest new theatre in 40 years, has made OTB its home, along with a range of established and up and coming restaurants, including The Ivy, The Coal Shed, Tom Simmon's, and many others yet to be announced; making One Tower Bridge the most exciting new destination in London.

**6: MERTON REGENERATION PROJECT**

2,800 homes | Outline planning permission granted
 Developer: Clarion Housing Group
 Architect: PRP, HTA Design LLP, Levitt Bernstein, Cullinan Studio, Proctor and Matthews
mertonregen.org.uk

The Merton Regeneration Project involves a £1bn investment in three neighbourhoods in Merton; High Path, Eastfields and Ravensbury. Clarion Housing Group is planning to build 2,800 well-designed, energy-efficient homes over the next 12 years by replacing 1,000 existing homes across the three neighbourhoods and building an additional 1,800. Early works on the first 134 new homes on High Path and 21 new homes on Ravensbury are already taking place. This will allow residents to move straight into their new homes.

**10: COOPER & SOUTHWARK**

78,000 sq ft | Completed
 Developer: HB Reavis
 Architect: Tate Hindle Architects
www.cooperandsouthwark.co.uk

Located at 61 Southwark Street, Cooper & Southwark was the first refurbishment scheme for HB Reavis in London and their first south of the river. The outdated nine-storey office block was transformed into a high quality offering by creating additional floor space, terraces on the 5th, 6th and 7th floors and a self-contained unit on Great Guildford Street. Cooper & Southwark was let in its entirety to CBRE's Global Workplace Solutions division in April 2018 followed by its sale to an overseas private investor in July 2018.

**11: ELIZABETH HOUSE**

945,000 sq ft (pre-existing consent) | Acquired
 Developer: HB Reavis
 Architect: Allford Hall Monaghan Morris
www.elizabethhousewaterloo.co.uk

Acquired by HB Reavis in May 2017, Elizabeth House is one of the capital's most important redevelopment projects. Located immediately adjacent to Waterloo Station, the site has been earmarked for redevelopment for over a decade and with AHMM appointed as design partner, this strategically important site provides a unique opportunity to deliver a commercially led development supporting thousands of jobs and providing much needed public realm improvements benefitting the millions of people who use the station and surrounding area.

**12: CAMBIUM**

110 units | Under Construction
 Developer: Lendlease
 Architect: Scott Brownrigg
www.cambium.london

Cambium offers 55 apartments and 55 houses in the leafy setting of Southfields, carefully designed around a 200 year old oak tree to Code for Sustainable Homes Level Four. The development features 12 individual styles of townhouse across either three or four floors. Along with a private garden and off-road parking space or garage, some houses also feature rooftop terraces. The apartments offer open lateral living, each with a generously sized private terrace or balcony. All homes benefit from access to shared courtyard gardens.

**13: ELEPHANT PARK**

Circa 10ha, up to 2,988 homes | Under Construction
 Developer: Lendlease
 Architect: MAKE / Squire and Partners / dRMM Architects / Maccreanor Lavington / AHMM / Panter Hudspith Architects
www.lendlease.com/elephantandcastle

Lendlease is working in partnership with Southwark Council to deliver a transformative £2.3bn regeneration project in Elephant & Castle, providing almost 3,000 homes, new shops and restaurants, and a brand new park right in the centre of the development. With a strong emphasis on energy efficient buildings, urban nature and new pedestrian and cycle paths it represents one of the world's most sustainable developments, and is one of only 19 founding projects globally to be part of the Clinton Climate Positive Development Program.

**14: THE FILAMENTS**

529,907 sq ft | Existing
 Developer: Mount Anvil
 Architect: Rolfe Judd

A pillar of Wandsworth's £1bn regeneration, The Filaments is a new development of architecturally outstanding buildings. Set back from Wandsworth High Street, opposite King George's Park, the bold mixed-use development provided 416 new one to four bedroom homes, office and retail space and features beautifully landscaped podium gardens and bright pedestrian walkways.

**15: UNION STREET**

61,494 sq ft | Existing
 Developer: Mount Anvil
 Architect: Glenn Howells and AHMM
www.mountanvil.com

A mixed-use development in Southwark's Heart, with views towards The Shard. Offering 85 new homes – 30% affordable, with almost 300,000 sq ft of commercial space and parking for the nearby London Fire Brigade.

**19: AMELIA STREET**

0.255 Hectares | Under Construction
 Developer: Family Mosaic (Peabody Group)
 Architect: Alan Camp
www.peabody.org.uk

This mixed-use scheme in Elephant and Castle includes residential units and retail space. All homes are designed to have dual aspect with large private balconies or terraces. The ground floor properties will have access to the front and rear garden as well as direct aspect into the main soft and hard landscaped communal garden.

**20: RICH ESTATE**

19,468sqm | Under construction
 Developer: Family Mosaic (Peabody Group)
 Architect: Allford Hall Monaghan Morris
www.peabody.org.uk

The Rich Industrial Estate in Bermondsey is on the site of a former Crosse & Blackwell factory. The site has excellent transport links and is a 5-minute walk from Tower Bridge Road and a 10-minute walk from Bermondsey or London Bridge Station. Peabody is delivering 84 affordable homes as part of this project with developer London Square.

**21: BOROUGH TRIANGLE**

2.5 acres | Proposed
 Developer: Peabody
 Architect: TBC
www.peabody.org.uk

A once disused paper factory, this 2.5-acre brownfield site is located at Newington Triangle, between Borough tube station and Elephant and Castle. The Elephant is currently undergoing a £3bn regeneration programme. Peabody plans to redevelop the Triangle site by providing new homes, commercial space and substantial new public realm.

**16: THE LANDAU**

160,802 sq ft | Existing
 Developer: Mount Anvil and Clarion Housing Group
 Architect: Assael Architects
www.mountanvil.com

A boutique collection of 107 luxury homes, set in a secluded area of Fulham, SW6. The second joint venture between Mount Anvil and Clarion Housing Group. 89 duplex and lateral homes for private sale all feature outdoor space. The elegantly designed building is constructed in warm Portland stones and Hammersmith London Stock, with contemporary windows and deep reveals.

**17: KEYBRIDGE**

c.1 ha | Under Construction
 Developer: Mount Anvil & A2Dominion Group
 Architect: Allies and Morrison
www.keybridgelondon.com

Set within an acre of beautifully landscaped public space, Keybridge will be the UK's tallest residential brick tower, offering luxurious living in the heart of Vauxhall. Just a 6-minute walk from a Zone 1 transport hub, Keybridge offers excellent connectivity across the capital, with leading schools and universities on the doorstep. In total, Keybridge offers 92,100sq ft of commercial space, a new primary school and 595 new homes from studio to three-bedroom apartments as well as our magnificent penthouses.

**18: AYLESBURY ESTATE**

c. 3,500 homes | Enabling works started
 Developer: Notting Hill Genesis & LB Southwark
 Architect: HTA Design (masterplanners), Mae Architects, Hawkins\Brown, Morris + Company
www.aylesburynow.london

The partnership is committed to delivering a masterplan for 3,500 new homes, 50% of which will be affordable. 75% of the affordable homes will be social rented homes and 25% will be shared ownership or shared equity. At least 30% of the homes across all tenures will have three bedrooms or more. We're committed to ensuring that local people experience the social and economic benefits of regeneration, such as employment, education and training and improvements in health and well being.

**22: CAMBERWELL ROAD**

5,580 sqm | Under Construction
 Developer: Peabody
 Architect: Weston Williamson
www.peabody.org.uk

Camberwell Road is situated close to Peabody's existing neighbourhood at Camberwell Green. The 66-home scheme is split between two sites: the main building will have commercial property and parking on the ground floor with a shared podium garden at the rear. There will also be a smaller site with a row of four bedroom townhouses, all with private roof terraces.

**23: CHAMBERS WHARF**

0.45 ha | Existing
 Developer: Peabody/St James
 Architect: Simpson Haugh & Partners
www.peabody.org.uk

Completed in less than two years through a pioneering partnership between Southwark Council, St James, Peabody and the Greater London Authority (GLA), this scheme includes 182 shared ownership and social rented homes set across two modern buildings. The affordable homes are in the first phase of a major regeneration project, which will transform the existing derelict brownfield site into a mixed-use riverside community.

**24: MORELLO**

Phase 1: 0.77 hectares. Phase 2: 0.71 hectares
 Under construction
 Developer: Redrow Homes (MentaRedrow)
 Architect: Make Architects
www.redrow.co.uk/developments/morello-croydon-402236

Redrow is working with LB Croydon and Network Rail, as part of a JV with Menta Developments Ltd (Menta Redrow), to deliver this major regeneration project forming part of the wider East Croydon Masterplan. The residential-led, mixed-use development is being delivered in two phases and will invest over £250m in this key London borough. The development comprises new retail, commercial and community floor space, station access infrastructure improvements and approximately 747 new homes.

**25: ONE BLACKFRIARS**

170m/50 storey tower | Under Construction
 Developer: St George PLC
 Architect: Simpson Haugh & Partners Architects
www.oneblackfriars.com

Moments from the River Thames, One Blackfriars is set to be a beacon of architectural brilliance. Rising 50 storeys high and designed by award winning Simpson Haugh & Partners Architects, it will add a shimmering new dimension to the London skyline. The impressive tower will offer buyers a truly luxurious lifestyle with spacious interiors and hotel style residents' facilities including 24 hour concierge, valet parking, swimming pool, thermal spa and gym, private screening room, 32nd floor executive lounge, golf simulator and winery.

**26: MERANO RESIDENCES**

40 apartments / 8,718 sq ft | Completed
 Developer: St James
 Architect: Rogers Stirk Harbour + Partners
albert-embankment/merano-residences.co.uk

Merano Residences is located in a prime location on the South Bank of the River Thames, directly opposite Tate Britain. Rogers Stirk Harbour + Partners have designed a high quality, mixed-use development, including a collection of 40 private residences, each occupying at least one whole balcony bay overlooking the River Thames. The private Skygarden at Merano sits 140 ft above the river and city beneath, a space that enjoys daylong sunlight and affords spectacular views across the heart of London.

**27: RIVERLIGHT**

812 apartments / 46,128 sq ft | Completed
 Developer: St James
 Architect: Rogers Stirk Harbour + Partners
vauxhall/riverlight.co.uk

Riverlight comprises 812 apartments within six elegant pavilions rising in height with a north to south orientation, occupying a prime riverfront location within Nine Elms on the South Bank. Each pavilion is recognisable by its own signature colour to acknowledge the site's historical past. The pavilions are specifically designed to maximise sunlight and optimise views. Riverlight offers a vibrant mix of leisure and retail facilities at street level including restaurants, cafés, office space, a crèche and a public art gallery.

**31: 8 ALBERT EMBANKMENT**

2.5 acres | Pre-Planning
 Developer: U+I
 Architect: Fred Pilbrow and Partners
www.eightalbertembankment.com

In partnership with the London Fire and Emergency Planning Authority (LFEPA), U+I was given the mandate for the regeneration of 8 Albert Embankment into a mixed-use community. The site, which overlooks the Thames and the Houses of Parliament, houses the iconic Lambeth fire station and former Fire Brigade headquarters. U+I is engaging with the local community and council to collaboratively shape the development, paying homage to the site's history whilst delivering a contemporary place for the local community.

**32: LANDMARK COURT**

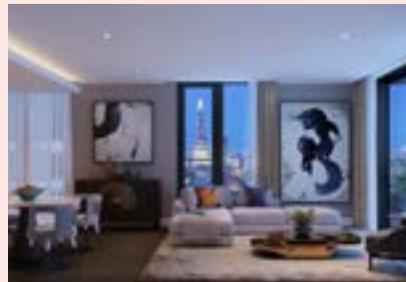
1.5 acre | Pre-Planning
 Developer: U+I
 Architect: Allies and Morrison

TfL selected Triangle London Developments (a consortium of Notting Hill Housing and U+I) as their development partner for the £200m transformation of the derelict site. It has the potential to deliver around 130,000 sq ft of new commercial, retail and workspace – boosting the local economy. With approximately 80 new homes also being built, it will become a thriving cultural and social hub people will want to live in, work and visit.

**28: THE CORNICHE**

252 apartments / 41,979 sq ft | Under Construction
 Developer: St James
 Architect: Foster + Partners
albert-embankment/the-corniche.co.uk

Located on the prestigious development bank of the River Thames, The Corniche designed by Foster + Partners, captures some of London's most exquisite views. The development consists of three striking towers, including suites, one, two and three-bedroom apartments and penthouses. Residents' facilities include an infinity pool, spa, state-of-the-art gym, and use of 19th floor Skyline Club at neighbouring development The Dumont. There will be a new public plaza, public art, and new street furniture.

**29: THE DUMONT**

186 apartments / 16,145 sq ft | Under Construction
 Developer: St James
 Architect: David Walker Architects
albert-embankment/the-dumont.co.uk

The Dumont is a 30-storey development which forms the central and final piece of St James redevelopment at Albert Embankment Plaza and comprises 186 suites, one, two, three and four-bedroom apartments and penthouses with commanding prime central London views. Residents' facilities include a private dining room, lounge and garden terrace on the 12th floor, a games room, ten-pin bowling and private cinema. A new pedestrian plaza runs alongside the railway arches at the rear of the development.

**30: PRINCE OF WALES DRIVE**

955 apartments / 786,000 sq ft
 Under Construction
 Developer: St William
 Architect: Squire & Partners
princeofwalesdrive.co.uk

A collection of 1, 2 and 3-bedroom apartments located in Zone 1, close to Battersea Park and Sloane Square with excellent transport links to Battersea Park Overground station and the proposed new Battersea Power Underground station in 2020. Set within 2.5 acres of landscaped gardens, the apartments offer a premium specification and distinctive interior design. Luxurious residents' facilities include a 17m swimming pool, vitality pool, sauna and steam room, 8th floor landscaped roof terrace and a 24-hour concierge.

NEW LONDON COMPANY DIRECTORY

NLA is a member-supported organisation with over 500 member organisations from across property, architecture, planning and construction. NLA members are listed in this directory along with profiles of key companies active across London.

To have your company profile included in the next issue of New London Quarterly or to find out about NLA membership, please contact Aurelia Amantis on 020 7636 4044 or email aurelia.amanitis@newlondonarchitecture.org

ACADEMIA

University College London (UCL)
020 3108 8666
www.ucl.ac.uk

ARCHITECTURE AND DESIGN

5plus Architects
020 7253 7644
www.5plusarchitects.com

Adjaye Associates
020 7258 6140
www.adjaye.com

ADP
020 7089 1720
www.adp-architecture.com

AHR_PCKO
020 7837 9789
www.ahr-global.com

Al-Jawad Pike
020 8981 8141
www.aljawadpike.com

Alison Brooks Architects
020 7267 9777
www.alisonbrooksarchitects.com

aLL Design
020 7095 0500
www.all-worldwide.com

Allford Hall Monaghan Morris
020 7251 5261
www.ahmm.co.uk

Allies and Morrison
020 7921 0100
www.alliesandmorrison.com

Amos Goldreich Architecture
0207272 6592
www.agarchitecture.net

Architecture Initiative
020 3657 7800
www.architectureinitiative.com

ArchitecturePLB
020 7940 1888
www.architectureplb.com

Arney Fender Katsalidis
020 3772 7320
www.afkstudios.com

Aros Architects
020 7928 2444
www.arosarchitects.com

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Assael
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www.totality.uk.com

Wagstaffs Design
020 7916 1111
www.wagstaffsdesign.co.uk

Wordsearch
020 7549 6600
www.wordsearch.co.uk

PRODUCTS & TECHNOLOGY

18 Degrees
020 7426 0190
www.18degs.com

AET Flexible Space
01342 310400
www.flexiblespace.com

Airflow
01494 525252
www.airflow.com

AluK
01633 810440
www.aluk.co.uk

Atrium Ltd
020 7681 9933
www atrium.ltd.uk

Bobrick Washroom Equipment
020 8366 1771
www.bobrick.com

Clippings
020 7060 7422
www.clippings.com

DAD Ltd
07480032932
www.dadgroup.co.uk

DJS CGI
020 7183 2017
www.djscgi.com

Eco Cycle
www.ecocycle.co.uk

Engenie
www.engenie.co.uk

Forbo Flooring Ltd
+41 58 787 25 25
www.forbo.com

G Smatt
www.g-smattglobal.com

GreenBlue Urban
01580 830 800
www.greenblue.com

Hydro Building Systems
01684 853500
www.sapabuildingsystems.co.uk

Majencia
www.majencia.com/en

Mitsubishi Electric
01707 276100
www.mitsubishielectric.co.uk

NBK UK
01773 512 363
www.nbkterracotta.com

Nora flooring systems
0 1788 513 166
www.nora.com/united-kingdom/en

Polypipe
www.polypipe.com

REHAU Ltd
020 7580 6155
www.rehau.com

Reliance Worldwide Corporation
+44 (0) 1386 712400
www.rwc.com

Roca
020 7610 9503
www.uk.roca.com

Somfy
020 7288 6038
www.somfy-architecture.com

Tobermore
028 7964 2411
www.tobermore.co.uk

Vitra
01235 750990
www.vitra.co.uk

WICONA
01924 232323
www.wicona.com

PROPERTY & INVESTMENT

Almacantar Ltd
020 7535 2900
www.almacantar.com

AMM
01628 481286
www.amm-ltd.co.uk

Andmore Planning
0203 667 2604
www.andmoreplanning.com

Argent
020 3664 0200
www.argentllp.co.uk

Argent Related
020 3664 0200
www.argentrelated.co.uk

Audley Retirement
01784 412 851
www.audleyretirement.co.uk

Ballymore
020 7510 9100
www.ballymoregroup.com

Barratt London
020 7423 5630
www.barrattlondondevelopments.co.uk

Barton Willmore
0118 943 0075
www.bartonwillmore.co.uk

Battersea Power Station
Development Co Ltd
020 7501 0688
www.batterseapowerstation.co.uk

Berkeley Group
01732 227535
www.berkeleygroup.co.uk

Bidwells
01223841841
www.bidwells.co.uk

BNP Paribas Real Estate
020 7338 4000
www.realestate.bnpparibas.co.uk

Boxpark
0207 186 8800
www.boxpark.co.uk

British Land
020 7486 4466
www.britishland.com

Broadgate Estates
020 7505 4000
www.broadgateestates.co.uk

Brockton Capital
020 7220 2500
www.brocktoncapital.com

Brookfield
020 7659 3500
www.brookfield.com

BT Facilities Services Ltd
03316640657
www.bt.com

Bywater Properties Investment
Management
020 7486 2233
www.bywaterproperties.com

C C Land Management and
Consultancy
(852) 2820 7000
www.ccland.com.hk/eng/global/
contactus.htm

Cadogan
020 7730 4567
www.cadogan.co.uk

Canary Wharf Group
020 7418 2000
www.canarywharf.com

Capital and Counties Properties
PLC
020 3214 9150
www.capitalandcounties.com

Carter Jonas
020 7518 3200
www.carterjonas.co.uk

Catalyst Housing Group
020 3693 2444
www.chg.org.uk

CBRE
020 7182 2000
www.cbre.co.uk

CF Commercial
020 3370 4334
www.cfcommercial.co.uk

Changing Cities
7889392786
www.changingcities.co.uk

Clarion Housing Group
www.clarionhg.com

Cluttons
020 7408 1010
www.cluttons.com

Coin Street Community Builders
020 7021 1600
www.coinstreet.org

Consulco
0203 214 9940
www.consulco.com

Countryside plc
01277 237 968
www.cpplc.com

Crate
020 8508 0550
www.crateloughton.co.uk

Crosstree Real Estate Partners
020 7016 4178
www.crosstree.com

Cushman & Wakefield
020 7935 5000
www.cushmanwakefield.co.uk

Delancey
020 7448 1448
www.delancey.com

Deloitte Real Estate
020 7936 3000
www.deloitterealestate.co.uk

Derwent London
020 7659 3000
www.derwentlondon.com

Dorrington
020 7581 1477
www.dorrington.co.uk

DP9
020 7004 1700
www.dp9.co.uk

DPP One Ltd
020 7706 6290
www.dppukltd.com

Element Capital
www.elementcapital.com

Far East Consortium
www.fecil.com.hk

Farebrother
020 7405 4545
www.farebrother.com

First Base
020 7851 5555
www.firstbase.com

Fusion Land
020 7470 8844
www.fusionland.com

Gerald Eve
020 7493 3338
www.geraldeve.com

Get Living London
020 3701 7967
www.getlivinglondon.com

Property & investment
GL Hearn
020 7851 4900
www.glhearn.com

Great Portland Estates
020 7647 3000
www.gpe.co.uk

Greystar
020 3595 3333
www.greystar.com

Grosvenor
020 7408 0988
www.grosvenor.com

Guildmore
0208 313 5050
www.guildmore.com

GVA
08449 02 03 04
www.gva.co.uk

Hadley Property Group
020 3167 3484
www.hadleypropertygroup.com

Harwood International
www.harwoodinternational.com/
developments/europe/

HB Reavis Real Estate
020 7621 9334
www.hbreavis.com

HDG Ltd
020 7456 8180
www.hdgltd.com

Helical
020 7629 0113
www.helical.co.uk

HGH
020 3409 7755
www.hghplanning.co.uk

Higgins Group
0208 508 5555
www.higgins-group.co.uk

Howard de Walden
020 7580 3163
www.hdwe.co.uk

Iceni Projects
020 3640 8508
www.iceniprojects.com

ilke Homes
www.ilkehomes.co.uk

JLL
020 7493 6040
www.jll.co.uk

Knight Dragon Developments Ltd
020 3713 6100
www.knightdragon.com

Knight Frank
020 7629 8171
www.knightfrank.co.uk

L&Q Housing Association
0844 4069000
www.lqgroup.org.uk

Landsec
020 7024 3703
www.landsecurities.com

Langham Estate Management Ltd
020 7580 5656
www.langhamestate.com

Lendlease
020 3430 9000
www.lendlease.com

London & Continental Railways
020 7391 4300
www.lcrhq.co.uk

Londonnewcastle
020 7534 1888
www.londonnewcastle.com

Menzies
020 7387 5868
www.menzies.co.uk

Mercers' Company
020 7726 4991
www.mercers.co.uk

Millbank Group
03333 700 007
www.millbankgroup.co.uk

Momentum Transport Planning
020 7242 0228
www.momentum-transport.com

Mount Anvil
020 7776 1800
www.mountanvil.com

Native Land
020 7758 3650
www.native-land.com

Notting Hill Genesis
033 3000 3000
www.genesisha.org.uk

Octagon Partnership
020 3759 8362

Old Park Lane Management
020 7409 7055

PCPD
07774 280518
www.pcpd.com

Peabody
020 7021 4444
www.peabody.org.uk

Pegasus Group
020 37058060
www.pegasuspg.co.uk

Pinnacle Group Ltd
020 7017 2000
www.pinnaclegroup.co.uk

Pocket Living
020 7291 3697
www.pocketliving.com

Précis Management Services
Limited
www.accessstorage.com

Qatari Diar
020 7907 2330
www.qataridiar.com

Quintain
020 3219 2200
www.quintain.co.uk

Quod
020 3597 1000
www.quod.com

Redrow
www.redrow.co.uk

Regal London
020 7328 7171
www.regal-homes.co.uk

REM Ltd (UK)
020 3437 3000
www.remlimited.com

Renewal Group
020 7358 1933
www.renewalgroup.co.uk

Rockwell
www.rockwelldevelopers.com

RPS Planning and Development
020 7583 6767
www.cgms.co.uk

Savills
020 7409 8834
www.savills.com

SEGRO
020 7451 9129
www.segro.com

Sellar Property Group
0207 493 5311
www.sellardevelopments.com

Shaftesbury plc
020 7333 8118
www.shaftesbury.co.uk

Shaw Corporation
020 7409 0909
www.shawcorporation.com

Soho Limited / Soho Housing
020 7557 7405
www.soholimited.com

Stanhope plc
020 7170 1700
www.stanhopeplc.com

Swan HA / NU living
01277 844770
www.swan.org.uk

TH Real Estate
020 3727 8438
www.henderson.com

The Bedford Estate
020 7636 2885
www.bedfordestates.com

The Collective
020 7183 5478
www.thecollective.co.uk

The Crown Estate
020 7851 5050
www.thecrownestate.co.uk

The Portman Estate
020 7563 1400
www.portmanestate.co.uk

Tibbalds Planning and Urban
Design
020 7089 2121
www.tibbalds.co.uk

Turley
020 7851 4010
www.turley.co.uk

U+I
020 7828 4777
www.uandi plc.com

Urban Space Management
020 7515 7153
www.urbanspace.com

Vectos
0207 580 7373
www.vectos.co.uk

Voreda
020j 3219j 5793
www.voreda.com

Walton Wagner
020 7499 1377
www.waltonwagner.com

Westfield Shoppingtowns Limited
020 7061 1759
www.uk.westfield.com

Whitbread
01582 424200
www.whitbread.co.uk

PUBLIC BODIES

City of London Corporation
020 7332 3493
www.cityoflondon.gov.uk

City of Westminster
020 7641 6000
www.westminster.gov.uk

Design Council Caba
020 7420 5200
www.designcouncil.org.uk

Greater London Authority
020 7983 4641
www.london.gov.uk/
mayor-assembly/gla

Historic England
020 7973 3700
www.historicengland.org.uk

LB Barking & Dagenham
020 8215 3000
www.lbbd.gov.uk

LB Barnet
020 8359 2000
www.barnet.gov.uk

LB Bexley
020 8303 7777
www.bexley.gov.uk

LB Brent
020 8937 1234
www.brent.gov.uk

LB Camden
020 7974 4444
www.camden.gov.uk

LB Croydon
020 8726 6000
www.croydon.gov.uk

LB Ealing
020 8825 5000
www.ealing.gov.uk

LB Enfield
020 8379 1000
www.enfield.gov.uk

LB Hackney
020 8356 3000
www.hackney.gov.uk

LB Haringey
020 8489 1000
www.haringey.gov.uk

LB Hillingdon
01895 250111
www.hillingdon.gov.uk

LB Hounslow
020 8583 2000
www.hounslow.gov.uk

LB Islington
020 7527 2000
www.islington.gov.uk

LB Lambeth
020 7926 5997
www.lambeth.gov.uk

LB Lewisham
020 8314 6000
www.lewisham.gov.uk

LB Merton
020 8274 4901
www.merton.gov.uk

LB Newham
020 8430 2000
www.newham.gov.uk

LB Redbridge
020 8554 5000
www.redbridge.gov.uk

LB Southwark
020 7525 5000
www.southwark.gov.uk

LB Sutton
020 8770 5000
www.sutton.gov.uk

LB Tower Hamlets
020 7364 5000
www.towerhamlets.gov.uk

LB Waltham Forest
020 8496 3000
www.walthamforest.gov.uk

LB Wandsworth
020 8871 6000
www.wandsworth.gov.uk

London Legacy Development
Corporation
020 3288 1800
www.londonlegacy.co.uk

Museum of London Archaeology
020 7410 2200
www.museumoflondon
archaeology.org.uk

Office of Government Property
020 7270 4558
www.gov.uk/government/groups/
government-property-unit-gpu

RB Kensington and Chelsea
0207 361 3000
www.rbkc.gov.uk

RB Kingston upon Thames
020 8547 5000
www.kingston.gov.uk

Transport for London
020 3054 3883
www.tfl.gov.uk



ALDGATE DEVELOPMENTS

Developer
13th Floor, Aldgate Tower,
2 Leman Street London E1 8FA
www.aldgatedevelopments.com

Aldgate Developments provides a full range of “cradle to grave” development services. The company has been the key office promoter of the significant new development cluster in Aldgate, E1. Aldgate Tower (completed Dec 2014) and One Braham (completing 2020) will provide 650,000 sq ft of Grade A headquarter office space. 21 Lime Street, completed in 2017, provided a high profile street frontage adjacent to Lloyds of London and The Leadenhall Market, in the heart of the insurance district. The company is also delivering 625,000 sq ft of Grade A office space to The Dublin market, in two significant high profile projects.

almacantar

ALMACANTAR

Property Investment and Development Company
3 Quebec Mews,
London W1H 7NX
www.almacantar.com

Almacantar is a property investment and development group. It specialises in large-scale, complex investments in Central London, with the potential to create long-term value through development, repositioning or active asset management. Almacantar launched in 2010 and owns over 1.5 million sq ft of prime assets in the heart of London including Centre Point, Marble Arch Place, CAA House, One and Two Southbank Place and 125 Shaftesbury Avenue.



ARGENT

Developer
4 Stable Street, King's Cross,
London N1C 4AB
www.argentllp.co.uk

Argent delivers some of the best mixed-use developments in the UK: major commercial, residential, education, cultural and community developments in the country's largest cities. It is involved in the full development process from identifying and assembling sites to financing, project management of the construction process, letting and asset management. It also manages and maintains buildings and estate. In 2015, Argent entered into a joint venture partnership with US developer Related, forming Argent Related, to pursue future opportunities for urban development, with a focus on the build-to-rent sector.



ARGENT RELATED

Developer
London and New York
www.argentrelated.co.uk

Argent Related leverages two respected firms' multi-decade experience. Argent is the UK developer best known for the redevelopment of King's Cross; Related Companies is a US-based, highly diversified real estate company, currently undertaking Hudson Yards, the largest private development in American history. Argent Related is currently working in a joint venture with Barnet Council on London's 190-acre Brent Cross South site, and with the London Borough of Haringey in Tottenham Hale.

ballymore.

BALLYMORE

Developer
161 Marsh Wall, London, E14 9SJ
www.ballymoregroup.com

Ballymore is a developer with vast and varied experience, acknowledged as pioneers of some of Europe's largest regeneration projects. With ambitious mixed-use transformational developments and sensitive modernisation in established, historic cityscapes, Ballymore take its responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of their work. Founded in Ireland in 1980, Ballymore remains 100% owned and managed by founder Sean Mulryan and his family.



BAM CONSTRUCTION LTD

Contractor
24 Chiswell Street, London EC1Y 4TY
www.bam.co.uk

BAM Construction is one of the foremost contractors with an annual turnover in excess of £985m. We set high standards for everything we do and we have a reputation for providing lasting value for our customers by creating excellent working relationships. Listening to our customers, exceeding our customers needs, aspiration and expectations, delivering projects on time and on budget whilst being a responsible contractor. Our projects span seven main markets: office, education, retail, mixed use development, health, leisure and law & order.

BARRATT — LONDON —

BARRATT LONDON

Developer
3rd Floor Press Centre, Here East,
Queen Elizabeth Olympic Park, E15 2GW
www.barrattlondon.com

Barratt London is a market-leading residential developer with over 30 years' experience in the Capital, delivering over 2,000 new homes in London each year. Barratt London is committed to providing an unbeatable customer experience and developing exceptional homes for all Londoners – with a vision to make London an even better place to live. Barratt London's portfolio includes residential developments, from state-of-the-art penthouses in the City of London to complex, mixed-use regeneration projects in Hendon.



BATTERSEA POWER STATION

Development Company
Developer
1 Village Courtyard, Battersea, London, SW11 8EZ
batterseapowerstation.co.uk

Battersea Power Station is one of the world's most famous buildings and is at the heart of central London's most visionary and eagerly anticipated new development. The redevelopment of the 42-acre site is being managed by Battersea Power Station Development Company.



BERKELEY GROUP

Developer
Berkeley House, 19 Portsmouth Road,
Cobham KT11 1JG
www.berkeleygroup.co.uk

The Berkeley Group builds homes and neighbourhoods across London and the South of England. It is made up of six autonomous companies: St George, St James, Berkeley Homes, St Edward, St William and St Joseph. Berkeley creates about 4,000 homes a year. Our focus is always on placemaking, not just housebuilding. This means more than just mixed use development – it's about creating a neighbourhood where people from all walks of life can live comfortably together. The Berkeley Group was ranked Britain's 2nd Most Admired Company across all industries in 2017.



CANARY WHARF GROUP PLC

Developer
One Canada Square, Canary Wharf E14 5AB
www.canarywharf.com

Canary Wharf is a major central business district in London. No other business district in a major European city offers occupiers the flexibility of design from a developer with an unsurpassed track record of delivering buildings. With over 17 million sq ft of office and retail space, a working population of 120,000 people, 300 shops, bars, restaurants, health clubs and other amenities, 30 acres of intricately landscaped public spaces, and an extensive arts & events programme – Canary Wharf provides an unrivalled working lifestyle.



CAPITAL & COUNTIES PROPERTIES PLC

Property & investment
15 Grosvenor Street, London W1K 4QZ
www.capitalandcounties.com

Capital & Counties Properties PLC (Capco) is one of the largest listed property companies in central London. Our Key assets are the Covent Garden and Earls Court estates – two of the capitals greatest destinations and addresses. We create and grow value through a combination of asset management, strategic investment and development.



CATALYST

Housing Association
Catalyst Housing Ltd, Ealing Gateway,
26-30 Uxbridge Road, London W5 2AU
www.chg.org.uk

Catalyst is a leading housing association that manages over 21,000 homes across London and the South East. As expert developers of mixed-tenure neighbourhoods with a proven track record in estate regeneration, Catalyst expects to develop more than 1,000 homes a year by 2020 – working both independently and in partnership with others.



BRITISH LAND

Developer
York House, 45 Seymour Street,
London W1H 7LX
www.britishland.com

One of Europe's largest listed REITs, British Land's portfolio of high quality property is focused on Retail around the UK and London Offices and is valued at £18.2bn, with a share of £13.7bn. Focusing on occupier needs at every stage, British Land's strategy is to provide places which meet the needs of the customers and respond to changing lifestyles – Places People Prefer. Our industry-leading sustainability performance led to British Land being awarded a five star rating in the 2017 Global Real Estate Sustainability Benchmark for the second year running.



BROOKFIELD PROPERTIES

Owner, Developer and Asset Manager
Citypoint, 1 Ropemaker Street, London, EC2Y 9AW
www.brookfieldproperties.com

Brookfield Properties is a premier real estate operating company that provides integrated services across the real estate investment strategies of Brookfield Asset Management ('Brookfield') – a globalised alternative asset manager with over \$265bn in AUM. Our vertically integrated real estate capabilities are established in each of Brookfield's target sectors and regions around the globe, ensuring that our assets are managed to maximize the tenant experience, with a focus on integrating new real estate technologies that keep us at the forefront of innovation and sustainability.



CADOGAN

Development, Investment and Asset Management
10 Duke of York Square, London SW3 4LY
www.cadogan.co.uk

Cadogan is a property manager, investor and developer – with a 300 year history that informs its modern and dynamic estate management approach today. As proud custodians of Chelsea, their long-term stewardship aims to safeguard the area's vitality and ensure that it remains one of the capital's most thriving and fashionable districts. The Estate's 93 acres span a vibrant neighborhood renowned for its unique mix of cultural attractions, stunning homes, international flagship stores, independent boutiques and lively cafes, bars and restaurants.



CITY OF LONDON

Local Government
Guildhall, PO Box 270, London EC2P 2EJ
www.cityoflondon.gov.uk

The City of London is a uniquely diverse organisation with three main aims: to support and promote the City as the world leader in international finance / business services; to provide high quality local services and policing for the Square Mile; and to provide valued services to London and the nation as a whole. The City Surveyor's Department manages commercial property in excess of £2bn. The City Property Advisory Team acts as a facilitator between internal departments, businesses and the property industry.



CLARION HOUSING GROUP

Housing Association, Developer
Level 6, 6 More London Place, Tooley Street,
London, SE1 2DA
www.clarionhg.com

The Merton Regeneration Project involves a £1bn investment in three neighbourhoods in Merton; High Path, Eastfields and Ravensbury. Clarion Housing Group is planning to build 2,800 well-designed, energy-efficient homes over the next 12 years by replacing 1,000 existing homes across the three neighbourhoods and building an additional 1,800. This is the first major estate-based regeneration project being undertaken in Merton by Clarion, the UK's largest housing association, following the merger of Affinity Sutton and Circle Housing.



COUNTRYSIDE

Developer
Countryside House, The Drive,
Brentwood, Essex CM13 3AT
www.countryside-properties.com

Countryside works in partnership with public and private sector organisations to regenerate housing estates and secure the provision of high quality mixed-use and mixed-tenure schemes. Our projects are developed in partnership with local authorities, housing associations and local communities. We have undertaken more than 40 estate regeneration schemes since the 1980s and we have been building new homes in London and the South East for more than 55 years.

**CROSSTREE REAL ESTATE PARTNERS**

Owner, Investor and Developer
1 Curzon Street, London W1J 5HD
www.crosstree.com

Crosstree is a London-based and focused real estate investment and development company. Crosstree's portfolio includes over 1.5m sq ft of projects across the retail, office, hotel and residential sectors.

**THE CROWN ESTATE**

Land owner, Developer, Asset Manager
1 St James's Market, London SW1Y 4AH
www.thecrownestate.co.uk

The Crown Estate is a specialist real estate business with an actively managed portfolio of high-quality assets in great locations. By combining scale and expertise in our chosen sectors with a customer-focused approach we deliver strong returns for the nation's finances. Our portfolio includes central London - where we hold almost the entire freehold to Regent Street and around 50% of the buildings in St James's - as well as prime regional retail holdings across the UK.

DERWENT LONDON**DERWENT LONDON**

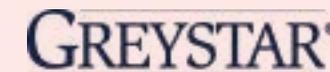
Developer
25 Savile Row, London W1S 2ER
www.derwentlondon.com

Derwent London is the largest central London REIT with a portfolio of 5.5 million sq ft located predominantly in central London. We create value by developing, refurbishing and managing our assets well. We typically acquire properties off-market with low capital values and modest rents in improving locations. We take a fresh approach to the regeneration of each property with a focus on tenants and an emphasis on design. A strong balance sheet with modest leverage and flexible financing supports these activities.

**GREAT PORTLAND ESTATES PLC**

Investor/Developer
33 Cavendish Square, London W1G 0PW
www.gpe.co.uk

Great Portland Estates is a FTSE 250 property investment and development company owning £2.8 billion of office, retail and residential space in central London. Our portfolio consists of 55 properties totalling 2.9 million sq ft, with a development programme totalling 1.7 million sq ft, 48% of the existing portfolio. We aim to deliver superior returns to our shareholders by unlocking the often hidden potential in retail and office property in central London.

**GREYSTAR**

Developer, Property Manager & Investment Manager
Finsbury Circus House, 15 Finsbury Circus,
London EC2M 7EB
www.greystar.com

Greystar is the global rental housing leader, offering expertise in investment, development and property management. In bringing our 'multifamily' Build to Rent model to the UK, Greystar draws on over 25 years experience - we currently manage over 400,000 homes globally. In the UK we have more than 5,000 BTR homes in active development and a student housing portfolio exceeding 6,000 bedspaces. We focus on the quality of our residents' experience as well as the broader long-term placemaking of our developments.

**GROSVENOR BRITAIN & IRELAND**

Development, Investment & Asset Management
70 Grosvenor Street
www.grosvenor.com

Grosvenor Britain & Ireland creates and manages high-quality neighbourhoods across the UK and Ireland. The company's diverse property development, management and investment portfolio includes Grosvenor's London estate, comprising 300 acres of Mayfair and Belgravia, in which it has a £1bn rolling investment programme. Other developments are elsewhere in London and in Oxford, Cambridge, Edinburgh and Southampton. As at 31 December 2016, Grosvenor Britain & Ireland had £5.1bn of assets under management.

EPR Architects**EPR ARCHITECTS**

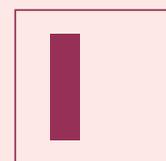
Architect
30 Millbank, London SW1P 4DU
www.epr.co.uk

EPR Architects is an award-winning architectural studio based in Central London and Poland. Our reputation as one of the UK's leading practices reflects proven expertise in architecture, masterplanning, interior design and our commitment to design excellence. Our diverse team of over 200 talented people collaborate to produce vibrant and innovative architecture in response to our client's unique requirements, delivering an exciting portfolio of projects with professionalism from concept to delivery.

**FORE PARTNERSHIP**

Developer
18 Savile Row, London W1S 3PW
www.forepartnership.com

FORE Partnership is a purpose-driven, direct co-investing platform for UK and European real estate, backed by prominent family offices and private investors. FORE addresses the specific needs of investors seeking greater alignment of their property investments with their core values using an investment approach that drives returns through a holistic view on sustainability, design, occupational trends, social impact, and the built environment. The firm calls this approach "responsible real estate". FORE has offices in London and Frankfurt.

**FIRST BASE****FIRST BASE**

Developer
33 Cavendish Square, London W1G 0DT
www.firstbase.com

First Base has established a reputation for delivering innovative buildings and places that are adaptable to the changing needs of communities and businesses. Our mixed-use portfolio of projects, ranging from residential, retail to workspace, always include place-making at their core. First Base's best-known projects are Silvertown, a 62-acre, £3.5bn development in East London, KX Nido, a £200m development in Kings Cross and East Village, Stratford, a £300m portfolio of homes that is part of the 2012 Olympic Legacy.

**HADLEY PROPERTY GROUP****HADLEY PROPERTY GROUP**

Development
16 Garrick Street, London WC2E 9BA
www.hadleypropertygroup.com

Hadley Property Group is a privately-owned residential-led property developer, specialising in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London. With more than 1500 homes in the pipeline, the company is currently developing mixed-use schemes (circa 150-500 homes), large scale regeneration projects delivered in partnership with local authorities and the GLA, and luxury developments in central London.

**HB REAVIS**

Real Estate Developer
5 Martin Lane, London EC4R 0DP
www.hbreavis.com/en

HB Reavis' mission is to bring remarkable experiences to people's lives through our real estate solutions. As an international workspace provider, we design, build and manage our buildings, from bespoke headquarters to co-working spaces and operate in the UK, Poland, the Czech Republic, Slovakia, Hungary and Germany. We have successfully delivered 11.4m sq ft of commercial space and with capital exceeding £1.1bn, we're proud to say we're among the European market leaders in real estate.

**HELICAL****HELICAL PLC**

Developer
5 Hanover Square, London W1S 1HQ
www.helical.co.uk

Helical is a listed property investment and development company specialising in London and Manchester. Our central London portfolio comprises over 1.6m sq ft of real estate, spanning contemporary offices to vibrant mixed use schemes featuring prime residential apartments. With a concentration around the EC1 area of both new developments and refurbishment projects, we create distinctive buildings with attractive public realm that provide occupiers with flexible and striking space.

**ILKE HOMES**

Manufacturer of offsite homes
Flaxby, Knaresborough, HG5 0XJ
www.ilkehomes.co.uk

ilke Homes specialises in the latest off site manufacturing techniques in housebuilding. With an ambitious and keen sense of social purpose, ilke Homes' mission is to build better homes and to build them in a better way. In partnership with housing associations, developers and RPs, ilke Homes is committed to building desirable, affordable and energy efficient homes that the UK needs.

**KNIGHT DRAGON****KNIGHT DRAGON**

Developer
Level 5, 6 Mitre Passage, Greenwich Peninsula,
London SE10 0ER
www.knightdragon.com

Knight Dragon is an entrepreneurial developer delivering London's largest single regeneration project, Greenwich Peninsula. Its team balances an international approach and resources with expert local knowledge. With long-term vision and robust financial backing, it offers a rare combination of stability, flexibility, creativity and expertise. Knight Dragon has completed developments in London, Asia and the USA. Its groundbreaking project in London, The Knightsbridge, was voted Residential Development of the Year and set a new standard for premium property in the capital.

**L&Q**

Housing Association and developer
3 Maidstone Road, Sidcup DA14 5HU
www.lqgroup.org.uk

L&Q is a leading residential developer and housing association. L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. L&Q leads major residential and mixed-use developments and provides rented homes that are genuinely affordable and help people onto the housing ladder through options such as shared ownership. We also rent and sell homes on the open market. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.

**THE MERCERS' COMPANY**

Land Owner
Becket House, 36 Old Jewry, London EC2R 8DD
www.mercers.co.uk

The Mercers' Company is the Premier Livery Company of the City with over 700 years of history. The Company and its associated charities are active in supporting a variety of charitable causes, particularly care for the elderly and education. Its activities are derived from investments, primarily property in London's West End and City. Following the successful JV with Shaftesbury Plc to develop St Martin's Courtyard the Company are now undertaking a variety of projects to modernise the estate.

**MOUNT ANVIL**
Mount Anvil,
better London living**MITSUBISHI ESTATE**

Developer
5 Golden Square, London W1F 9HT
www.mec.co.jp/e/global/uk/index

Mitsubishi Estate is a leading international property development and investment company with a substantial commercial and residential portfolio in Japan, which includes more than 30 buildings in Marunouchi, Tokyo's central business district. Mitsubishi Estate is best known in the UK for its highly successful redevelopments of Paternoster Square, Bow Bells House in the City of London and also the Central Saint Giles development in London's West End.

MOUNT ANVIL

Developer
140 Aldersgate Street, London EC1A 4HY
mountanvil.com

Mount Anvil's vision is to be Central London's most respected development partner. This year, we celebrate 25 years of building homes and communities across London through partnership. We are values led: work collaboratively, raise the bar, do the right thing. These values underpin everything we do – from our unrelenting focus on people to the design of exceptional homes in outstanding locations. London is ever-changing and we're proud of the role we've played in creating homes and communities which enhance its world-class status.

**LANDSEC**

Developer
100 Victoria Street London SW1E 5JL
landsec.com

At Landsec, we believe great places are for people to experience and are made with the experience of great people. We are the UK's largest listed commercial property company and we own and manage some of the most successful and recognizable assets in the country. In London, our portfolio totals more than £8.3bn, and consists of 6.5 million sq ft of real estate. From the world-famous Piccadilly Lights to the transformation of Victoria, SW1, we deliver exceptional experiences for the businesses and people that live and work in, and visit, the capital.

**LENLEASE**

Developer
20 Triton Street, Regent's Place,
London NW1 3BF
www.lendlease.com

Founded in Australia in the 1950s and listed on the Australian Securities Exchange, Lendlease is a world leader in delivering end-to-end property solutions. Our fully integrated model is built on our core strengths in development, construction, infrastructure, fund management and asset management. Our vision is to create the best places. We specialise in developing large, complex, mixed-use regeneration schemes and have particular strengths in partnering with the public and private sector, naturally targeting projects with long term duration.

LONDONNEWCASTLE**LONDONNEWCASTLE**

Developer
The Courtyard Building,
17 Evelyn Yard, W1T 1AU
www.londonnewcastle.com

Londonnewcastle has been creating developments in the capital for the design-conscious for the past three decades. Our growth has always been driven by our ability to recognise the possibilities in every opportunity. It stems from an unshakeable commitment to our core beliefs. That we're here to create design-led, mixed-use developments of the highest quality; that we'll deliver a tireless level of service from origination to after care; and that all our stakeholders and clients will benefit from what we do.

**NOTTING HILL GENESIS**

Housing Association
Atelier House, 64 Pratt Street, NW1 0DL
www.nhggroup.org.uk

Notting Hill Genesis (NHG) provides homes for around 170,000 people in approx 64,000 properties across London, the home counties and East Anglia. We have a development pipeline of almost 11,000 homes over the next five years and work at the heart of our communities, building relationships with residents that go beyond bricks and mortar. We strive to be the best and are committed to working with our residents to ensure that everyone has a safe, secure and good quality home, and access to high standard services delivered in the way that suits them best.

**PEABODY**

Developer/Owner
45 Westminster Bridge Road, London SE1 7JB
www.peabody.org.uk

Peabody has been creating opportunities for Londoners since 1862. It owns and manages more than 29,000 homes, providing affordable housing for around 80,000 people. This is set to grow as Peabody plans to merge with Family Mosaic, creating a new organisation (still called Peabody) with more than 55,000 homes across London and the south east. Peabody builds 1,000 new homes each year across a range of tenures, delivering high-quality homes in a range of developments, from small sites to large mixed tenure schemes.

**PRECIS MANAGEMENT SERVICES LTD**

Developer
93 Park Lane, Mayfair W1K 7TB
www.accessstorage.com

Precis Management Services Ltd. is a London-focused property company with 20 years' experience in hotels and self-storage. The wider Group owns and operates 23 Park Grand, Shaftesbury, and Montcalm hotels, as well as 61 Access Self Storage stores. The Group has embarked on the creation of a new residential-led mixed use portfolio that, as it stands today, will deliver 3,000 purpose-built rental homes and over a million square feet of workspace, retail, and storage to Londoners in nine different boroughs.

**QUINTAIN LIMITED**

Developer
180 Great Portland Street, London, W1W 5QZ
www.quintain.co.uk

Quintain is the London developer behind the transformation of Wembley Park in north-west London, having invested over £1bn into the area since 2002. With consent for 7,500 new homes at Wembley Park, the majority of these will form London's single largest build-to-rent development, to be managed by Tipi, Quintain's wholly-owned rental management company. The 85-acre development at Wembley Park will also include 630,000 sq ft of Grade A office space and 500,000 sq ft of retail and leisure.

**REDROW HOMES LTD**

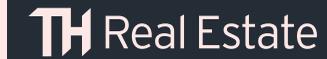
Developer
1st Floor, Unex Tower, 7 Station Street,
Stratford, London E15 1AZ
www.redrow.co.uk/london

As one of the UK's leading residential developers Redrow's purpose is to create a better way for people to live. Our homes are constructed efficiently, responsibly and sustainably, delivering high quality environments for our customers. Our 14 England and Wales divisions build more than 5,000 homes per year. Redrow have designed and delivered exceptional developments around the capital and have two London offices. Our developments benefit the health and lifestyle of residents; we have an excellent record of community-led schemes.

**SEGRO PLC**

Developer
Cunard House, 15 Regent Street, London SW1Y 4LR
www.SEGRO.com

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 6.9 million square metres of space (74 million square feet) valued at over £10 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.



a nuveen company

TH REAL ESTATE

Real Estate Investment Manager
201 Bishopsgate, London EC2M 3BN
www.threalestate.com

TH Real Estate, an affiliate of Nuveen, is one of the largest real estate investment managers in the world with \$109bn in AUM. Managing a suite of funds and mandates spanning both debt and equity across diverse geographies, sectors, investment styles and vehicle types, we provide access to every aspect of real estate investing. With over 80 years of experience, and more than 520 real estate professionals in global 22 cities, the platform offers unparalleled geographic reach and deep sector expertise.

**THE CROYDON PARTNERSHIP**

Developer
www.thecroydonpartnership.com

The Croydon Partnership, the joint venture between Westfield and Hammerson, is committed to investing over £1.4bn to redevelop Croydon's retail town centre. The Partnership will deliver a 1.5m sq ft scheme to transform Croydon into a retail and leisure hub for South London, creating 5,000 new local jobs and acting as a catalyst for the wider regeneration of the town.

**UNION INVESTMENT REAL ESTATE GMBH**

Investor / Developer
Postfach 30 11 99, D-20304 Hamburg, Germany
www.union-investment.com/realestate

Union Investment is a leading international investment company specializing in open-ended real estate funds for private and institutional investors. Union Investment has assets under management of EUR 34.6 billion in thirteen real estate funds. The portfolios of Union Investment's open-ended real estate funds comprise some 365 properties and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 133 certified sustainable properties and projects with a market value of some EUR 17.4 billion.

SELLAR

SELLAR

Developer
42-44 Bermondsey Street, London SE1 3UD
www.sellar.com

Sellar is an award-winning, privately owned property company best known for developing The Shard and accompanying Shard Quarter. Established more than 25 years ago, Sellar's work is concentrated in London, where the company is recognised for delivering exceptional, design-led projects with a commitment to quality. Sellar's approach to design and development is driven by an understanding of how people interact with buildings and the positive impact that successful development can deliver.

STANHOPE

STANHOPE PLC

Developer
2nd Floor, 100 New Oxford Street,
London WC1A 1HB
www.stanhopeplc.com

We are developers with 30+ years' experience and more than £22bn of completed projects. Our successful track-record includes landmark projects such as Broadgate, Paternoster Square, Chiswick Park. Our new projects include Television Centre and White City Place. We are a focused team of development entrepreneurs from professional property and construction backgrounds including surveyors, engineers and building experts, together with a finance team and support staff. Uniquely, many of the Stanhope executive team have worked together for over 15 years.

**SWAN HOUSING ASSOCIATION**

Housing Association and Developer
www.swan.org.uk

Swan Housing Association owns and manages over 11,000 homes in Essex and East London. Swan has been a regenerating Landlord for almost a quarter of a decade. We were one of the first to build for private sale and to have our own in house contractor NU living, which has now built over 800 homes. We have a secured development pipeline of over 3,500 homes, many of which will be built using modular construction methods in our new factory.

**U+I**

Regeneration developer and investor
7A Howick Place, Victoria, London, SW1P 1DZ
www.uandiplc.com

U+I is a specialist regeneration developer and investor. With a £6bn portfolio of complex, mixed-use, community-focused regeneration projects including a £200m investment portfolio, we are unlocking urban sites bristling with potential in the London, Manchester and Dublin city regions. We exist to create long-term socioeconomic benefit for the communities in which we work, delivering sustainable returns to our shareholders.

**WESTWAY TRUST**

Charity and developer
1Thorpe Close, London, W10 5XL
www.westway.org

Westway Trust is a charity committed to enhancing and developing the 23 acres of space under the Westway flyover to benefit local people, making it a great environment to live, work, play and visit. We strive to harness the creativity, heritage and diversity of the area to maintain and improve the places and spaces we look after. Through good stewardship and collaboration with every part of the community Westway Trust helps this vibrant part of London to continue to thrive.

WHITBREAD

WHITBREAD

Developer
Whitbread Court, Houghton Hall Business Park,
Porz Avenue, Dunstable, LU5 5XE
www.whitbread.co.uk

Whitbread, which owns Premier Inn and Costa, is one of the UK's largest occupiers with around 2,800 hotels, restaurants and coffee shops in the UK. Backed by the strength and assurance of a FTSE 100 company with more than 275 years' trading history, both businesses are expanding and looking for more sites to support growth. Premier Inn – together with the newly-introduced hub by Premier Inn format – has a growth target of 85,000 bedrooms by 2020 with requirements nationwide. Costa is actively seeking more excellent locations across the country.

SOUTHALL

By *Sue Cooper*, director of business development, Catalyst Housing

Getting off the train at Southall, you immediately get the sense that you are in a very different kind of place, with the station signs written in both English and Punjabi (Gurmukhi script). There is an undeniable buzz and vibrancy in the air – languages from across the world, wafts of spiced food, vast displays of fresh fruit and vegetables, and rolls of brightly coloured fabrics – that makes you feel that you are somewhere that is unique in London.

I've worked in and around Southall for the past 25 years, and I've always seen it as a place that welcomes and embraces new people. It embodies the idea that London is a global city. It's long been an area with a large South Asian community, but over recent decades has developed a significant Somali community and is home to large numbers of people from Eastern Europe.

When you speak to people who live there, you really get the sense that they love and value the diversity of the area, and I've come to think of it as a place where people from different classes, religions and nationalities live tremendously harmonious lives with one another. People who have been there donkey's years live perfectly well alongside people who have just moved into the new housing developments springing up across the neighbourhood, encouraged by the coming of Crossrail next year.

Southall's unique set of landmark buildings also add to the area's character. The hexagonal converted water tower is the first thing you see when you get out of the station, towering over all around it. If you spend a little while exploring the area, it won't be long before you catch sight



The Grand Union Canal – one of Southall's little-known attractions and focus for industrial heritage

of the grand golden dome that sits on top of the Gurdwara Sri Guru Singh Sabha on Havelock Road – the largest Sikh temple in London and one of the largest outside India. It's very hard to miss and is something to look out for the next time you fly into Heathrow.

Somehow, it's easy to forget that the Grand Union Canal runs through the area and provides some of the most interesting canalside walks in London. It's also got real points of industrial heritage, including easy access to Isambard Kingdom Brunel's 'Three Bridges' (Windmill Bridge) and the Wharncliffe Viaduct in Hanwell, going via the impressive flight of six locks. In among this, you also have small village-like neighbourhoods, especially around Southall Green and Tentelow Lane (the timber framed 17th-century Plough Inn here is Fuller's oldest pub).

The King Street and Southall Broadway areas are home to an

abundance of fantastic eating places, with some of the best street food that I've eaten anywhere in London, while at the same time hosting award-winning Indian restaurants – these are not places to go if you're looking for a standard latte and panini! Meanwhile, we are eagerly awaiting the opening of the Southall Manor House project that will see its timber-framed Elizabethan Manor House brought back into use as a training restaurant.

Southall is an area that has tremendous growth potential and you can see that in the number of cranes in the skyline and the eager anticipation of the arrival of Crossrail. As in previous decades, Southall is readying itself to welcome many new people to the area – those who are purchasing a new home, enjoying the dining and shopping delights, enjoying the green spaces by the canal and the easy access to central London and Heathrow. ●



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